SOUTH CALGARY/ ALTADORE

Area Redevelopment Plan

SEPTEMBER 1986

THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT

PUBLISHING INFORMATION

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SOUTH CALGARY/ALTADORE AREA REDEVELOPMENT PLAN

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Preface

Area Redevelopment Plans (A.R.P.s) are planning documents, adopted by By-law, which set out a comprehensive program of land use policies and other planning proposals that help to determine and guide the future of individual communities within the City. As such, an A.R.P. is intended to supplement the Land Use By-law by providing a local policy context and, where appropriate, specific land use and development guidelines, on which the Approving Authority can base its judgment when deciding on community planning-related proposals. While the districts under the Land Use By-law apply uniformly throughout the City, an A.R.P. provides a community perspective to both the existing land use districts as well as to proposed redesignations of specific sites within a community.

The expected life of the South Calgary/Altadore A.R.P. is ten to fifteen years. This may vary in relation to general growth trends within the City or to specific trends in South Calgary/Altadore. It is important, therefore, that an evaluation of the Plan's effectiveness in meeting its objectives be undertaken within five years of its approval.

Summary

The Inner City Plan approved by City Council on May 7, 1979 recommended that selected inner city communities that had no approved planning policy, have Area Redevelopment Plans prepared and implemented to provide a planning strategy for each individual community's future. South Calgary/Altadore is one of those areas. Further, revisions to the Calgary General Municipal Plan in 1981 included this area as one suitable for an Area Redevelopment Plan.

Using the Council approved policies in the Calgary General Municipal Plan and the Inner City Plan as a planning framework, the South Calgary/Altadore A.R.P. reaffirms the policy of conservation and infill for the majority of South Calgary/Altadore and revitalization for specific portions of the community.

The policies in the South Calgary/Altadore A.R.P. can be summarized as follows:

RESIDENTIAL LAND USE

- The conservation and infill policy for South Calgary/Altadore is reaffirmed under the R-1 and R-2 districts, encouraging the retention of existing dwellings in good repair while providing for infill development that is compatible in character and scale with existing dwellings.

- A low density policy under the RM-2 district will apply to certain areas in the community with the aim of further providing for variety in low profile family-oriented development and as a transition between higher RM-4 densities and single and two family housing.

- The policy of providing for a variety of housing opportunities within a medium density range under the existing RM-4 district is reaffirmed. This designation is further reaffirmed in the vicinity of the "commercial centre" discussed below, to act as a support to the centre and as an appropriate transition between the commercial uses and the remainder of the community.

COMMERCIAL LAND USE

- The majority of local commercial areas under the C-1 designation are retained.

- The revitalization and future development of a "commercial centre" in the 33rd and 34th Avenue S.W. area is encouraged. This centre will serve as a commercial focal point for both the Richmond and South Calgary/Altadore communities as well as for the regional traffic on 33rd Avenue S.W. The area will provide for local commercial uses on the north side of 33rd Avenue and for a combination of general and local commercial uses on the south side of 33rd Avenue. The intent is to provide an identifiable central commercial area which would provide for the revitalization of existing businesses while attracting new commercial development. The South Calgary/Altadore portion of the centre provides for the commercial range of uses under C-1 to C-3(23) districts.

OPEN SPACE AND RECREATION FACILITIES

- In general, the existing open space is adequate and appropriately located except as noted below. Flexibility in the use of that space to take account of changing community demographics and circumstances will be encouraged.

- The community, in consultation with the Federation of Calgary Communities and the Parks/Recreation Department, is in the process of conducting a study which in part reviews possible uses for the portion of South Calgary Park at 14th Street and 33rd Avenue which was once the site of the Kinsman Arena.

SCHOOL FACILITIES

- The Plan encourages the provision of elementary education opportunities as close to the community as possible.

- Should either the Clinton Ford Elementary School or Dr. Oakley Centre be declared surplus by the School Board, the City should consider the acquisition of a portion of each site to ensure adequate supply and distribution of open space in the community.

TRANSPORTATION

- The roadways within the community will retain their existing designations.

SOCIAL NEEDS

- Given the large proportion of senior citizens in this community relative to Calgary as a whole, attention should be given to the provision of multi-unit housing for them in the community.

1. Introduction

1.1 Study Boundaries

The boundaries of the South Calgary/Altadore A.R.P. are illustrated in Map 1, and may be summarized as follows:

North: 26 Avenue S.W. between 19 and 20 Streets S.W. and the lane south of 26 Avenue from 14 Street to 19 Street S.W.

West: 20 Street S.W. south to 33 Avenue, Crowchild Trail from 33 to 34 Avenues, the Canadian Forces Base Currie P.M.Q.S. from 34-47 Avenues and Crowchild Trail again from 47 to 50 Avenues S.W.

South: 50 Avenue S.W.

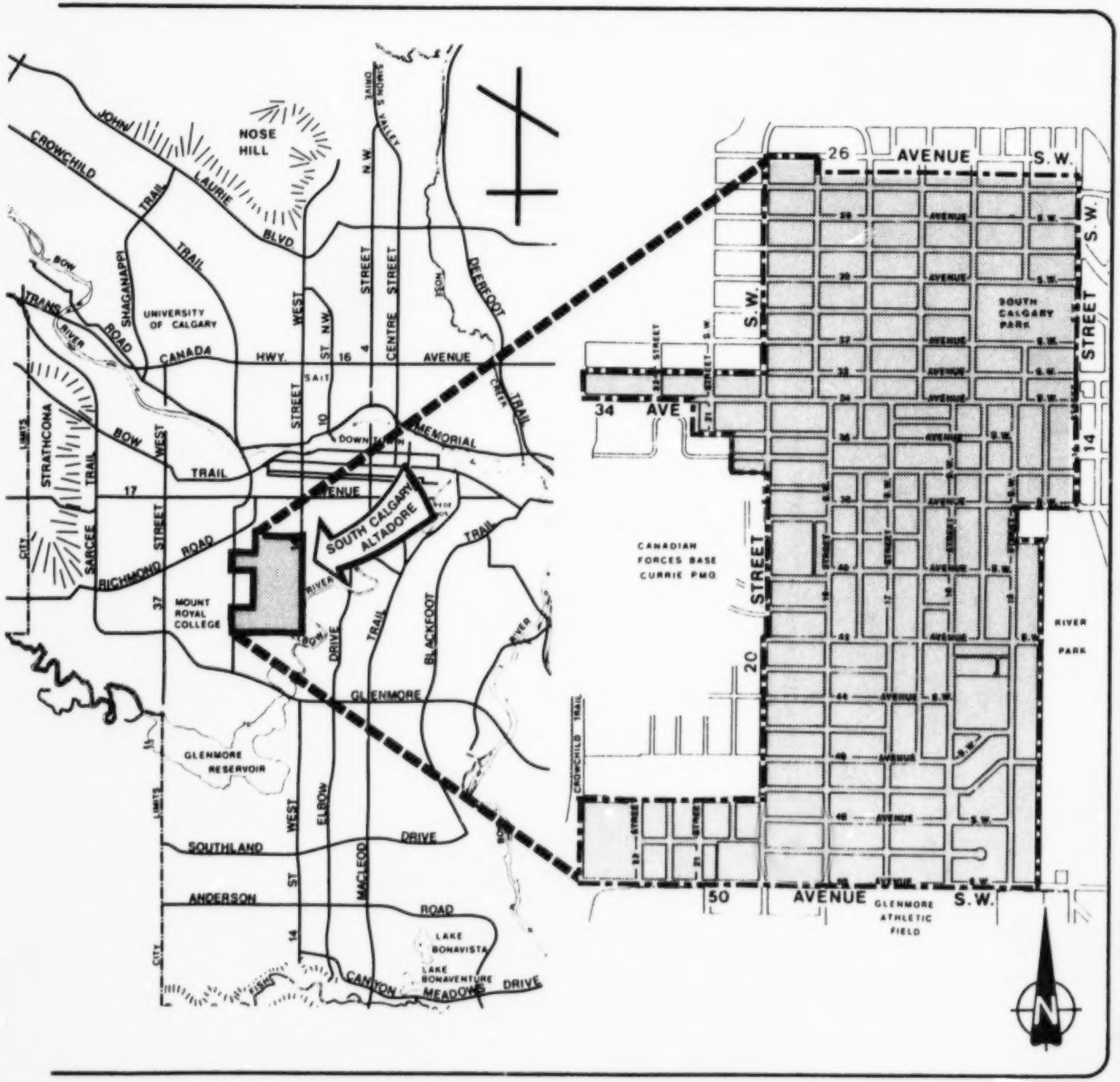
East: 14 Street and 14A Street S.W.

The boundaries of the A.R.P. coincide with the Community Association boundaries. The A.R.P. deals with a total of approximately 267 gross hectares (660 gross acres).

1.2 Goals

The goals of the South Calgary/Altadore A.R.P. are:

- To implement the policies of the Calgary General Municipal Plan and the Inner City Plan as they apply to South Calgary/Altadore.
- To promote the preservation and rehabilitation of the existing low-density residential accommodation in South Calgary/ Altadore to encourage stability in the area.
- To encourage redevelopment where appropriate that is sensitive to the existing community and which provides the opportunity for a variety of population age-groups, household types and incomes to reside in the area.
- To ensure compatible transition among various land uses in the area.
- To promote commercial activity that is compatible with community needs and appropriately situated to serve the community.
- To optimize the quality and type of recreational and open space facilities in the community and to ensure that these facilities adequately provide for the changing character of the population in this area.



SOUTH CALGARY/ ALTADORE

MAP 1

TITLE

STUDY AREA

LEGEND

Study Area

DATE

SEPTEMBER 1986

THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT

0 1/4 1/2 mi
0 400 800 m

5

2. Residential Land Use

2.1 Objective:

To preserve and enhance the established residential character of the community while identifying where compatible infill development may be accommodated.

2.2 Context

This objective is intended to achieve the goal of encouraging stability in the area. The residential character that may encourage this stability is one of predominantly single-family housing with a much smaller component of converted structures (houses with suites), duplexes and apartment units.

As discussed in the Community Profile Section of the Supporting Information, the proportion of housing types in the study area has changed somewhat since 1975. This change has been from a predominantly single-family area to one where a quarter of the dwelling units are converted structures and only 42 percent are single-family homes.

Policies in this Section are aimed at maintaining stability in the area through redesignations that more accurately reflect what exists and which establish a more sensitive interface between land uses.

Four types of residential land use are outlined for South Calgary/Altadore as described here:

(a) Conservation and Infill

The intent of the conservation and infill policy is to improve existing neighbourhood quality and character while permitting low profile infill development that is compatible with surrounding dwellings. Existing structures in good repair should be conserved, while structures in poor repair should be rehabilitated or replaced.

(b) Low Density Multi-Unit

This residential type provides for low profile family-oriented redevelopment.

Under the RM-2 designation, development must provide direct access to grade or to landscaped areas as well as a proportion of units with two or more bedrooms. Townhousing and stacked townhousing would be particularly appropriate.

Both the conservation and infill and the low density policies would help achieve the maintenance of family-type accommodation which will help maintain the stability of the area.

(c) Medium Density RM4/75

In some areas, where redesignation to RM-2 is appropriate, there are pockets of existing RM-4 development. In many cases, this development is at a similar density as RM-2, but cannot be redesignated as such since they

do not fit some of the RM-2 Use Rules. To maintain this lower density without creating non-conforming uses, the RM-4/75 designation is appropriate.

(d) Medium Density

Redevelopment with a variety of housing types attractive not only to single adults and childless couples, but families and seniors as well, is appropriate at certain locations in the community. Accordingly, a medium density policy which allows for apartment type development is provided for in the area.

City Council approved a motion requesting that the Federal Government include South Calgary/Altadore as a R.R.A.P. (Residential Rehabilitation Assistance Program) area. However, in 1986 the program was modified so that specific communities do not have to be listed. Homeowners living anywhere in the City may now apply for assistance.

2.3 Policy

2.3.1 The conservation policy of the Inner City Plan is reaffirmed for the majority of the community utilizing the R-1 and R-2 designations.

2.3.2 A low density multi-unit policy utilizing the RM-2 designation will create an appropriate transition between existing RM-4 and R-1/R-2 areas. The maximum density under this designation cannot exceed 75 units per hectare (29 units per acre).

2.3.3 An RM-4/75 policy is appropriate in certain locations where the RM-4 built form is at a low density and where it is desirable to maintain that density to conform to redesignated RM-2 sites around them.

2.3.4 A medium density policy is appropriate for parts of the community to encourage redevelopment with a variety of unit types using the RM-4 designation and is encouraged to locate around activity nodes (i.e., commercial areas) or along the more major roads in the area (i.e., 26th Avenue S.W.).

2.3.5 Utility upgrading and other public improvements may be required as redevelopment occurs and the costs associated with such upgrading shall be the responsibility of the developer in accordance with City policy.

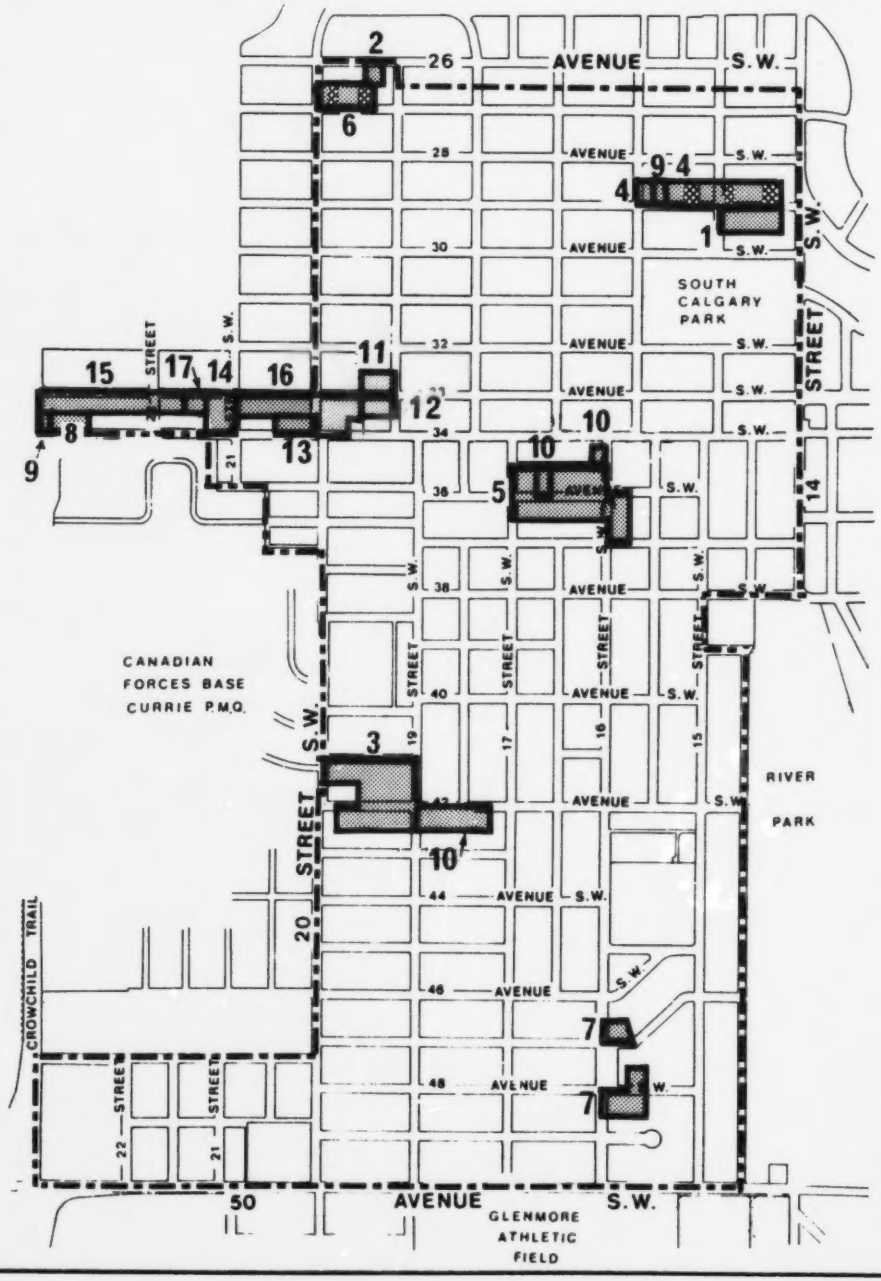
2.3.6 Sites #9 and #10 as shown on Map 2 are to be placed under Policy Review in order to further determine their most appropriate designation.

2.4 Implementation

2.4.1 Development Guidelines

To reflect the intent of the residential land use policies, the following guidelines are to be considered by the Approving Authority in reviewing applications:

District	Land Use Policy	Development Guidelines
R-1 & R-2	Conservation	o R-1 and R-2 rules as contained in the Land Use By-law to apply. o no additional guidelines. Where infill development is proposed, compatibility of infill with surrounding development, both in character and scale, is encouraged through adherence to the following: 1. front yard setback similar to surrounding properties; 2. retention of existing mature vegetation wherever possible; 3. front building entry; 4. compatible roof line orientation and slope; 5. compatible building scale, mass and height; 6. similar building finishing materials and external appearance; and 7. indication of parking location on development permit application.
RM-2	Low Density-Multi-Unit	To demonstrate compatibility of new development with surrounding development, the following is to be encouraged: 1. For single and two-family dwellings, development guidelines as in R-1 and R-2 above. 2. For multi-family development: (a) front yard setback similar to surrounding properties; (b) front yards used as landscaped space or amenity area and not for provision of parking;



SOUTH CALGARY/ ALTADORE

MAP 2

TITLE
SITES REQUIRING IMPLEMENTATION ACTION

LEGEND

6 Site Number (See Action Required Sections 2.4.2. 3.4.2.)

RM-4/75

DATE
SEPTEMBER 1986

THE CITY OF CALGARY
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0 1/8 1/4 mi
0 200 400m

(c) retention of existing mature vegetation wherever possible;
(d) front building entry;
(e) berming or raised planting beds in combination with trees, shrubs and fences to screen surface parking and amenity areas;
(f) compatible roof line, orientation and slope;
(g) building finishing materials, colour, design detail, and facade articulation respecting existing building character;
(h) provision of 1.25 resident parking spaces and .15 visitor parking spaces per dwelling unit.

RM-4 and RM-4/75	Medium Density and Medium Density RM-4/75	The following is to be encouraged: 1. provision of a landscape plan that: (a) retains existing mature vegetation wherever possible; (b) indicates front yards as landscaped space or amenity area and not for parking provision; (c) provides for underground parking wherever possible; (d) adequate screening that could utilize berming or raised planting beds in combination with trees, shrubs and fences to screen surface parking and private amenity areas; (e) includes provision for paved laneway to the development. 2. provision of a building design that: (a) has a scale, mass and height that does not adversely affect adjacent conservation and infill development, and which allows adequate sunlight penetration to adjacent development;

(b) incorporate design details, facade articulation and roof lines which respect the character of adjacent buildings;
(c) ensures enclosure or adequate screening of mechanical ventilating and plant equipment.

3. a variety of housing types;
4. provision of a minimum of 50% 2 or more bedroom units in all RM-4/75 developments;
5. provision of .15 visitor parking spaces per dwelling unit in addition to minimum parking requirements of the Land Use By-law for different dwelling types;
6. provision of signage easily read from the road to clearly identify access to, and location of, visitor parking.

2.4.2 Action Required

To implement the residential policies, the following actions are required (see Map 2):

SITE	EXIST. DESIGN.	LAND USE POLICY	PROPOSED DESIGNATION/IMPLEMENTATION
1.	RM-4	Residential Conservation/ Infill	Sites to be redesignated to R-2 to reflect the existing built form and to conform with surrounding uses.
2.	D.C. R-2A & R-2	Residential Low Density Multi-Unit	Sites to be redesignated to RM-2 to conform to sites south of them and as a transition between RM-4 to the west and R-2 to the east.
3.	RM-4	Residential Conservation/ Infill	Sites to be redesignated to R-2 to reflect the existing built form and to conform to surrounding uses.

4.	RM-4	Residential Low Density Multi-Unit	Sites to be redesignated to RM-2 in response to request by the land owners on these blocks and to provide a transition between RM-4 to the north and R-2 to the south except for sites cross-hatched which are to be redesignated RM-4/75 for the same reasons.
5.	RM-4	Residential Low Density Multi-Unit	Sites to be redesignated to RM-2 in response to request by the landowners on these blocks and to recognize the existing built form and to provide a transition between RM-4 to the north and R-2 to the south.
6.	RM-4	Residential Low Density Multi-Unit	Sites to be redesignated to RM-2 to respond to a request to do so by the community and to provide a transition between C-1 commercial uses and R-2 residential areas except for sites cross-hatched which are to be redesignated RM-4/75 for the same reasons.
7.	RM-4	Residential Medium Density	Sites to be redesignated to RM-2 to act as a transition between C-1 commercial uses, the RM-4 medium density uses and the low density R-1 area.
8.	C-3	Residential Medium Density	Site to be redesignated to RM-4 since 34 Avenue has been closed at the west end which would make it an inappropriate location for commercial uses.
9.	Various	Under Policy Review	Appropriate designation to be determined.
10.	Various	Under Policy Review	Appropriate designation to be determined.

3. Commercial Land Use

3.1 Objective

To clearly establish the extent and role of commercial areas within the community, and to encourage commercial development that relates in appearance, scale and function to the surrounding residential area.

3.2 Context

Local Commercial Uses

A number of commercial developments in South Calgary/Altadore serve local needs and are auto-oriented with minimal sidewalk pedestrian activity. There are five commercial areas in South Calgary/Altadore in this category:

- 14th Street and 34th Avenue;
- 16th Street and 40th Avenue;
- 16th Street and 48th Avenue;
- 20th Street and 42nd Avenue;
- 20th Street and 26th Avenue.

These nodes are not developed to the limits permitted under their classification and for the most part consist of local uses. Typically, development in these areas consists of one and two storey, flat roofed, stucco buildings containing personal service businesses such as banks, restaurants, dry cleaners and convenience stores. A larger node at 34th Avenue between 17th and 19th Streets serves very much a local function. It contains a number of buildings as outlined in the smaller nodes above as well as one large, one storey building and parking lot presently used as a Safeway grocery store. In addition, there are a few scattered offices and an automotive service facility in the community.

14th Street Commercial Area

14th Street, which forms the eastern boundary of the study area in the north, is a commercialized strip between 26th and 30th Avenue S. with a variety of types and sizes of buildings. The commercial uses along here relate more to regional traffic using this major street, although some local uses exist.

With the exception of the two sites referred to in the residential section (Sites 7 and 10), the existing commercial areas within the community but outside the "commercial centre" are considered to be appropriately designated. The C-1 district and the uses cited above are considered to be appropriate for these areas.

Commercial Centre - 33rd and 34th Avenues

The area along 33rd and 34th Avenues S.W. between 19th Street S.W. and Crowchild Trail (Map 3) straddles the boundary of the Richmond and South Calgary/Altadore communities and is envisaged as a revitalized commercial focal point serving the two communities as well as the regional traffic on 33rd Avenue S.W. In fact, a Business Revitalization Zone (BRZ) has been established in this area by City By-law which will assist local businesses in enhancing the potential of commercial uses in this area. The area provides for local commercial uses on the north side of

33rd Avenue and for a combination of general and local commercial uses on the south side of 33rd Avenue. Development guidelines are provided to prevent negative impact on adjacent residential development. Commercial use in this area should be encouraged in the form and density allowed under the C-1 to C-3(23) districts.

The shortage of parking in the "commercial centre" has become an issue. A revitalization of the commercial area may add to the problem. It is important, therefore, that existing parking be retained.

The Engineering and Planning & Building Departments, on a high priority basis, and in consultation with 33rd Avenue S.W. businesses and the Richmond and South Calgary/Altadore Communities are preparing an improvement plan for the 33rd and 34th Avenue S.W. commercial centre. Improvements will be located in the Richmond and South Calgary/Altadore A.R.P. areas. The plan will be tailored to the needs of the commercial centre and the two communities, and should include an agreed upon phasing program and cost sharing formula or be on a local improvement basis.

The following elements will be considered in the improvement program:

- removal of overhead power lines;
- sidewalk reconstruction using concrete and brick paving materials;
- street tree planting;
- pedestrian-scale light standards;
- creation of attractive sitting areas in selected locations which would be provided with pedestrian services (e.g., bus shelters, telephone booths, litter bins, information kiosks);
- improved definition of pedestrian crosswalks (e.g., pedestrian activated crosswalks, and bollards to deter mid-block crossings).

3.3 Policy

3.3.1 Existing Local Commercial

For all commercial uses outside the "commercial centre" a local commercial designation is appropriate and is reaffirmed for the following reasons:

(a) proximity to low-density residential development;

(b) the local nature of the market being served;

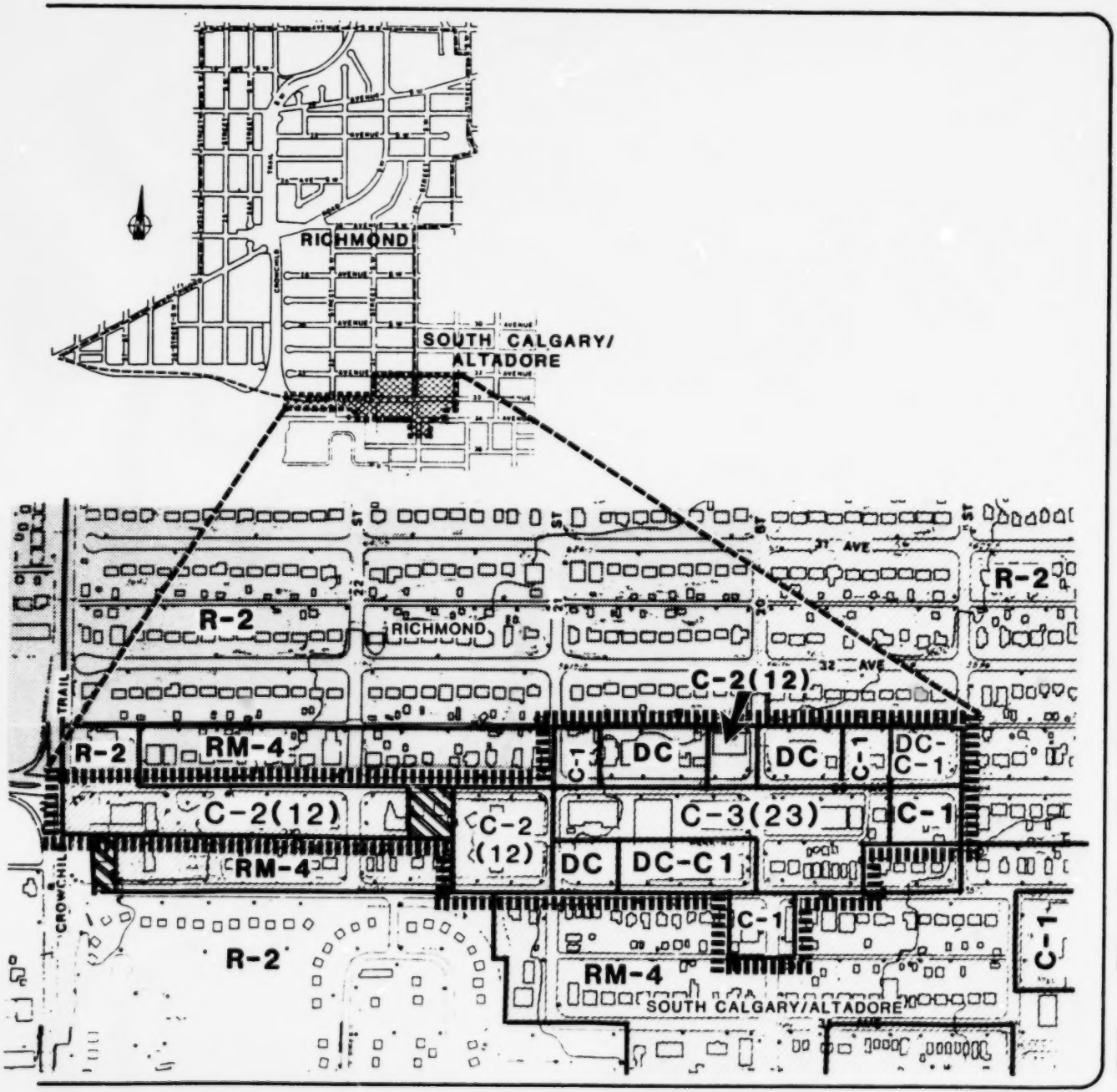
(c) to minimize traffic impacts in the areas.

3.3.2 New Local Commercial

No new local commercial areas, nor expansions to the existing local commercial areas are envisaged. This Plan would require amendment should such changes occur.

3.3.3 Commercial Centre

A "commercial centre" comprising a combination of local and general commercial land uses is



SOUTH CALGARY/ ALTADORE

MAP 3

TITLE
PROPOSED COMMERCIAL CENTRE

LEGEND

- Richmond
- South Calgary/ Altadore
- Under Policy Review
- Commercial Centre Boundary

DATE
SEPTEMBER 1986

THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT

0 300' 600'
0 90 180 m

envisaged for the area along 33rd and 34th Avenues S. between 19th and 21st Streets W. and to Crowchild Trail on 33rd Avenue. This centre is to be the major commercial focus for the community and will utilize the C-1, C-2(12) and C-3(23) designations as follows:

(a) The area towards the middle of the centre will comprise the higher density C-3(23) designation to attract uses to the centre but keeping in mind the realistic development potential of this area and the impacts on traffic volumes on 33rd Avenue.

(b) The area to the west of that comprises a C-2(12) area which still recognizes the general commercial nature of the area but acknowledges the residential uses north and south of it.

(c) The existing C-1 and DC (C-1) designations are reaffirmed towards the east end of the commercial centre owing to the need to be sensitive to adjacent low density residential uses, the desire to minimize the traffic at this point in order to maintain the collector status of 33rd Avenue and to provide the needed local commercial uses within the centre.

(d) Site #17 as shown on Map 2 is to be placed under Policy Review in order to further determine its most appropriate designation.

3.4 Implementation

3.4.1 Development Guidelines

To reflect the intent of the commercial land use policies, the following guidelines are to be considered by the Approving Authority in reviewing applications:

District	Land Use Policy	Development Guidelines
C-1	Local Commercial	To promote compatibility of new development with adjacent residential and other developments, the following is to be encouraged: 1. parking and access ways located in front of development are to be appropriately screened (e.g. a combination of berming, fencing and landscaping); 2. where commercial backs onto residential property, every effort be made to separate commercial and residential traffic.
C-2(12)	General Commercial	Development guidelines as in C-1 above.
C-3(23)	General Commercial	1. The following is to be encouraged: (a) provision of underground parking wherever possible; (b) where commercial backs onto residential property, every effort be made to separate commercial and residential traffic. (c) building design that ensures a reasonable transition in building mass between the proposed development and adjacent residential areas, and that maximizes residential privacy. 2. Where new development includes retail at grade, the following is to be encouraged: (a) individual at grade retail entrance; (b) design features such as: clear glazing for store front windows, weather protection for pedestrians, arcades and canopies and pedestrian scale signage; (c) at grade landscaping and street furniture.

3.4.2. Action Required

To implement the commercial policy, the following actions are required (see Map 2):

SITE	EXIST. DESIGN.	LAND USE POLICY	PROPOSED DESIGNATION/IMPLEMENTATION
11.	RM-4	Local Commercial	Site to be redesignated to D.C. (C-1) confirming the commercial policy of the Inner City Plan for this area and the intent of creating a revitalized commercial centre on 33rd Avenue S.W. but recognizing its adjacent R-2 uses and the need for appropriate guidelines for any development on this site.
12.	D.C.	Local Commercial	Site to be redesignated to C-1 to recognize existing built form and use.
13.	RM-4	Local Commercial	Site, which is presently developed as a parking lot, to be redesignated D.C. (C-1) to recognize its existing use and maintain much needed parking space in the area.
14.	RM-4	General Commercial/ Seniors Housing	Site to be redesignated C-2(12) to conform with surrounding uses and recognize the decreased traffic impact of a lower density commercial use at that point. This would also be an appropriate site for a seniors housing complex allowed as a discretionary use under the C-2 designation.

SITE	EXIST. DESIGN.	LAND USE POLICY	PROPOSED DESIGNATION/IMPLEMENTATION
15.	C-3	General Commercial	Site to be redesignated C-2(12) to encourage a density and height of development more appropriate in this location and to recognize traffic impacts on 33rd Avenue at this location.
16.	C-3	General Commercial	Site to be redesignated C-3(23) to reflect the height and density guidelines felt appropriate for the type of commercial centre envisaged here.
17.	C-3	Under Policy Review	Appropriate designation to be detemined.

4. Open Space and Recreation

4.1 OBJECTIVE

To provide for the maintenance and improvement of the quality of community open space and recreation facilities and to ensure that the use of these facilities is maximized through the provision of a broader range of appropriate community activities.

4.2 CONTEXT

The South Calgary/Altadore Community has four park/open space sites, which provide a combination of active and passive areas including grassed open space and landscaping, playing fields and children's play areas. In addition, there are five school sites in the area (Map 4):

- St. Raymond Elementary (separate),
- Dr. Oakley Junior High,
- Clinton Ford Elementary,
- Altadore Elementary, and
- King Edward Elementary/Junior High.

While the amount of open space per person (including school sites) in South Calgary/Altadore is presently considered adequate, there are several areas of concern:

- Certain park/open space sites do not appear to serve the community as well as they could in terms of their function.

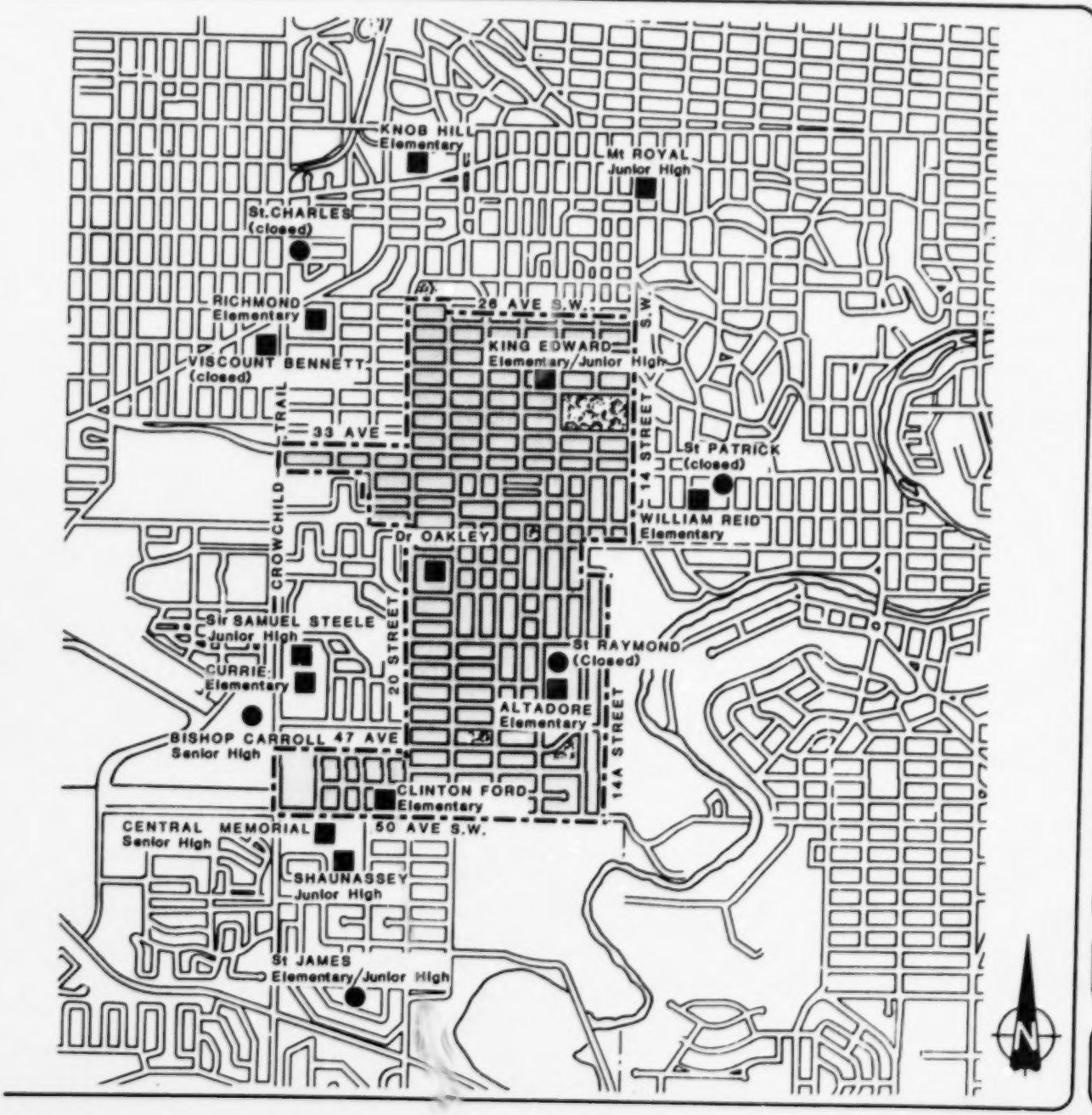
- All of the school sites are designated R-1 or R-2 with the school sites being owned fee simple by the respective school boards. St. Raymond School is presently closed. If Dr. Oakley Centre is declared surplus and disposed of for other uses, the amount of available open space in the community would be reduced below normally accepted open space standards. This would also be the case if Clinton Ford School were closed and declared surplus.

- Some areas of the community are not adequately served by open space of at least 0.5 ha in size.

4.3 POLICY

4.3.1 The use of existing open space and recreation facilities presently under City ownership should be maximized through a program of selective site and facility upgrading. Continued attention should be paid to changing needs resulting from changing demographics in the area.

4.3.2 The City will consider the acquisition of portions of the Dr. Oakley Centre and Clinton Ford School sites should they be declared surplus by the Calgary Board of Education to maintain an adequate distribution of open space in the western portion of the community.



SOUTH CALGARY/ ALTADORE

MAP 4

TITLE AREA SCHOOL FACILITIES & PARK/ OPEN SPACE

LEGEND

- CALGARY BOARD OF EDUCATION
- SEPARATE SCHOOL BOARD
- PARK/OPEN SPACE
- STUDY AREA BOUNDARY

DATE SEPTEMBER 1986

THE CITY OF CALGARY

4.4 IMPLEMENTATION

4.4.1 Action Required

To implement the recreation and open space policy, the following actions are required:

SITE	EXIST. DESIGN.	LAND USE POLICY	PROPOSED DESIGNATION/IMPLEMENTATION
All Open Space Sites		Open Space	A needs and preference study is currently being undertaken by the community with assistance from the Federation of Calgary Communities, Mount Royal College and the Parks/Recreation Department. Through the adoption of this A.R.P. City Council will state its intention that should either Dr. Oakley Centre or Clinton Ford School be declared surplus, the City will exercise its right of first refusal and enter into negotiations to acquire a portion of both sites from the Calgary Board of Education for open space uses. The Parks/Recreation Department will determine the amount and portion of each site which will be required at the time the site is declared surplus. Subsequent to the study outlined above, that portion of either site identified will be redesignated in accordance with the Joint Use Agreement. This redesignation will not require an amendment to the A.R.P.

5. School Facilities

5. SCHOOL FACILITIES

5.1 OBJECTIVE

To establish the City's position with respect to the provision of school facilities in South Calgary/Altadore and to help minimize any negative impacts on the community from the closure of schools.

5.2 CONTEXT

One of the goals of the A.R.P is to produce stability in the area through the preservation and rehabilitation of existing low-density residential accommodation. In order to achieve this, provision of services that cater to families are considered to be important. Schools, especially elementary schools, are viewed as one of those services.

Presently the community has two public elementary schools (Altadore and Clinton Ford) (see Map 4). Both are open and are expected to be operating for the foreseeable future. King Edward Elementary/ Junior High School is also open. The St. Raymond Separate Elementary School is presently closed and being operated as a private school. Dr. Oakley Junior High School was converted in 1984 to a school for gifted children in the elementary and junior high school grades and is now called Dr. Oakley Centre. It should be noted that the centre should not be considered a local school now as it provides educational opportunities for gifted children throughout the City.

The Calgary Board of Education has approved in principle a policy on school closure which would involve consultation with parents, school staff, and community members in regard to program limitations related to low enrollments. Mutual agreement would be sought to ensure that closure and consolidation is required to improve the quality of the educational program.

If Clinton Ford School or Dr. Oakley Centre were closed, declared surplus and disposed of for non-open space purposes, the community would be short of open space and the City would need to consider the acquisition of a portion of both.

5.3 POLICY

5.3.1 The City of Calgary's position with respect to the provision of school facilities in the South Calgary/Altadore Community is as follows:

- The City would appreciate being consulted when discussions between the Calgary Board of Education and area parents relating to possible closure of a community school are undertaken. The City will offer input to the School Board relating to planning policies, population trends and community impact of the possible closure.

- The City would appreciate being consulted with regard to reuse options for particular school sites considered for closure.

- It is the City's position that, whenever possible, school buildings which have been closed should be reused for community related activities. Redesign and renovation of the building should not be of a nature which would preclude the building's return to school use if the child population in the community returns to appropriate levels.

- Due to the importance of a readily accessible school program to young families, at least one elementary school within a reasonable distance of residences should remain open in South Calgary/Altadore.

5.4 Implementation

5.4.1 Upon adoption of this Area Redevelopment Plan, the Administration will forward a copy of the City's position with respect to the provision of school facilities in South Calgary/Altadore to the Calgary Board of Education.

6. Transportation

6.1 Objective

To provide for the continuance of a pleasant and safe community environment by ensuring:

- reasonable access to and from the community; and
- control of traffic flow, on-street parking and congestion generated by new development.

6.2 Context

The Crowchild Trail Expressway has controlled access points into the community at 33rd and 50th Avenues. The community is well served by 33rd Avenue. 26th Avenue provides good east-west movement at the north end of the community. 33rd Avenue is presently designated as a collector road east of Crowchild Trail. With the present commercial land use designations along 33rd and 34th Avenues, traffic volumes exceed acceptable standards for a collector road.

The remainder of the community road system is considered satisfactory.

6.3 POLICY

The following hierarchy of designated roads and implementation actions listed in Section 6.4, are intended to control present local and regional traffic flow, provide flexibility for the transportation needs of new local and regional development, and ensure that the community's public transit needs are well met (Map 5).

6.3.1 The roadways within the community retain their existing designations in accordance with By-law 3M82, the City of Calgary Transportation System By-law, as follows:

Expressways:

- Crowchild Trail.
- 50th Avenue South.

  Land adjacent to 50th Avenue S. in the study area may eventually be acquired for a future expressway along that alignment.

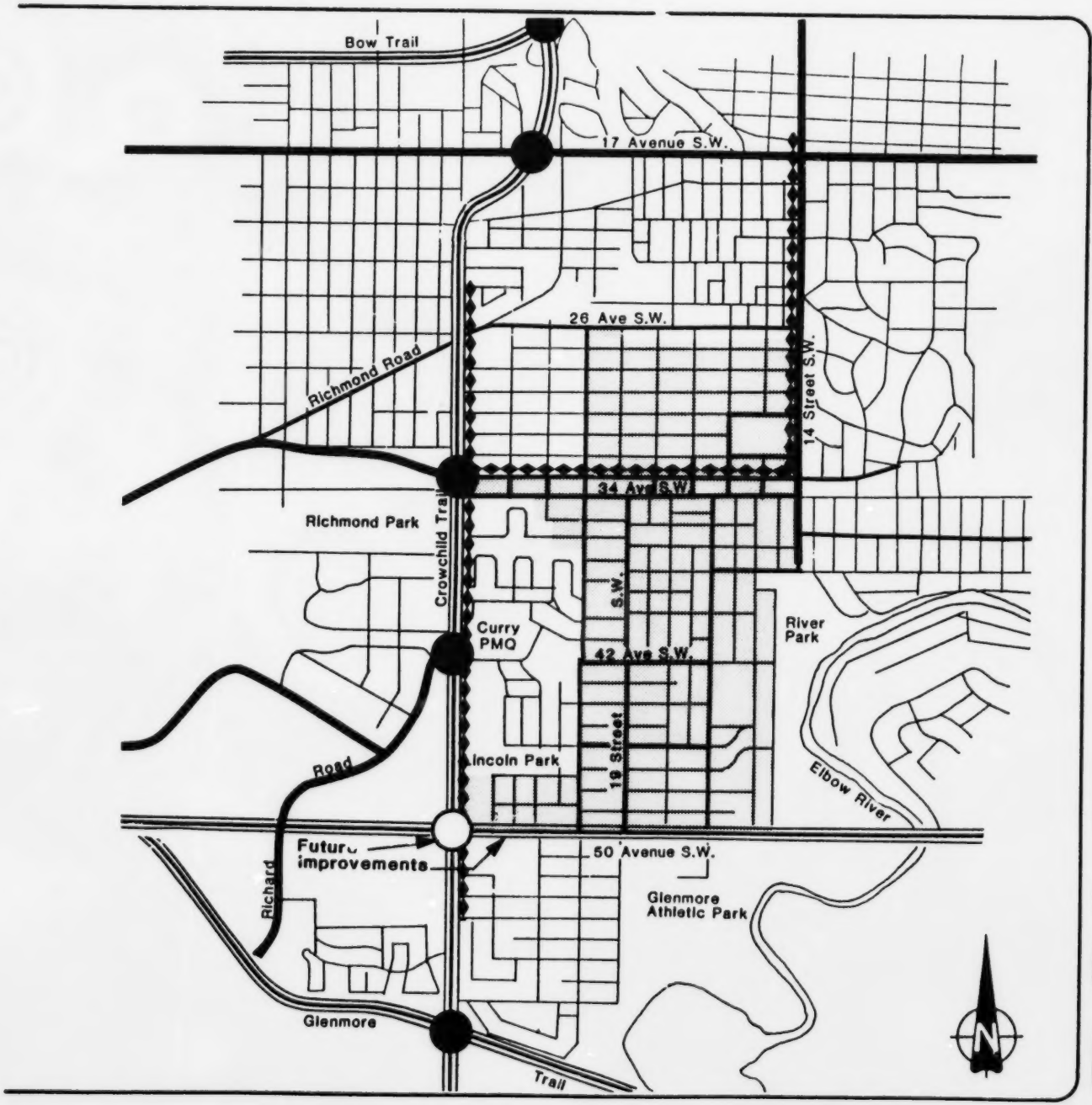
Major Street:

- 14th Street W.

6.3.2 With the exception of those roads noted below as collector streets, all other streets in the community are local streets:

Collector Streets:

- 20th Street W. from 26th Avenue to 50th Avenue S.
- 19th Street W. from 34th Avenue to 50th Avenue S.
- 16th Street W. from 34th Avenue to 50th Avenue S.



SOUTH CALGARY/ ALTADORE

MAP No 5

TITLE
TRANSPORTATION SYSTEM

LEGEND

- Freeway or Expressway
- Major Street
- Collector Street
- Local Road
- Truck Route
- Interchange
- Study Area

DATE
SEPTEMBER 1986

THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT

0 1/4 1/2 mi.
0 400 800m

- the following 1 block sections of the streets between 33rd and 34th Avenues S.:
  - 22nd Street W.
  - 21st Street W.
  - 18th Street W.
- 17th Street between 32nd and 34th Avenues S.
- 16th Street between 30th and 34th Avenues S.
- 26th Avenue from 14th Street W. to the west of the community.
- 30th Avenue from 14th to 16th Street W.
- 32nd Avenue from 14th to 16th Street W.
- 33rd Avenue from Crowchild Trail through the community.
- 34th Avenue from Crowchild Trail to 14th Street W.
- 38th Avenue from 14th Street to 16th Street W.
- 42nd Avenue from 16th Street to 20th Street W.
- 46th Avenue from 16th Street to 20th Street W.

Truck Routes:

- Crowchild Trail S.W.
- 33rd Avenue S.W.
- 14th Street W.

The above noted designations serve the following functions: Expressways and major roads expedite the movement of high volumes of traffic between various areas of the City; collector roads distribute traffic between major and local roads and may also function as transit routes; local roads provide access to properties within the community. Truck traffic is controlled by restricting it to specified truck routes.

6.3.3 33rd Avenue will continue to operate under the collector status.

6.3.4 The truck route status of 33rd Avenue should be re-examined in light of community and planning concerns.

6.4 Implementation

6.4.1 Action Required

To implement the transportation policy, the following actions are required:

- The Transportation and Planning & Building Departments will monitor the traffic volumes on 33rd Avenue as new commercial development occurs in the area to determine if the collector status of the road should be reconsidered.

- The Transportation Department will carry out a survey of truck traffic on 33rd Avenue within one year to determine whether traffic is local or through traffic. The results of the survey will be used in evaluating the aplicability of the truck route status on 33rd Avenue.

7. Social Consideration

7.1 Objective

To maintain continuity and stability in the community through the provision of mechanisms or services that reduce social problems in the area.

7.2 Context

7.2.1 Stability in the Area

There is a feeling in the community that there is instability in the area owing to a larger turnover in ownership in the past several years and an increase in a more transient rental population. This instability poses a threat to the physical form of the community as it presently exists. Since the community desires that the physical character of the area be maintained, a policy of maintenance of low density residential accommodation is encouraged (Residential Land Use, Section 2.2).

This, in turn, would help to encourage more families to move into the area which would ensure certain services and facilities are maintained thereby aiding the desired stability in the community.

7.2.2 Senior Citizens Accommodation

The Community expressed as a high priority the need for seniors to be able to stay in the community. This group comprises 11 percent of the population in this area which is considerably more than the City-average of 6.3 percent. This group needs programs such as government sponsored home improvement programs and needs to increase awareness of services already available to assist them in remaining in their homes. This would also help maintain the existing built form of the community.

Many seniors are unable to remain in their single family homes, but would like to remain in the community. Provisions should be made for them through the development of seniors housing projects within the community or nearby. This type of housing should be located close to local shopping, bus lines, medical, and recreation facilities. One possible site for such a complex would be the Eastern Star Site (City-owned) at the east end of the block bounded by 33rd and 34th Avenues and 21st and 22nd Street W. (Site 14 in Figure 2). Another site, owned by the Alberta Mortgage and Housing Corporation at 3401 - 21 Street S.W., would also be an appropriate location for such a facility. The Alberta Department of Housing recognizes the need for a seniors housing project in this community in the future and may well provide one at this location.

7.3 POLICY

7.3.1 That a seniors housing complex be provided in the South Calgary/Altadore Community in close proximity to shopping and transit routes.

7.3.2 That seniors be better advised of programs and services available to them.

7.4 IMPLEMENTATION

7.4.1 Action Required

To implement the social needs policy, the following actions are required.

- The City Social Services Department will continue to monitor the seniors population in South Calgary/ Altadore to determine an appropriate time for the development of seniors accommodation facilities in the area.

- The City Social Services Department will seek ways to better distribute information to seniors on services available to them.

SUPPORTING INFORMATION

SUPPORTING INFORMATION

PREFACE

This section provides background information to the South Calgary/Altadore Area Redevelopment Plan (A.R.P.). Its purpose is to describe the context within which the planning for the A.R.P. has been formulated. However, this section is not a part of the Area Redevelopment Plan and, therefore, has no legal status.

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1. APPROACH TO PLANNING AND PLANNING IMPLICATIONS

1.1 APPROACH TO PLANNING

South Calgary/Altadore is a community that has completed the first stage of its neighbourhood life cycle.

As the community has matured, children have left home, while a majority of their parents have stayed in the community and retained ownership of their dwellings. Random low-density infill has replaced some deteriorated single-family dwellings and some single-family dwellings have been converted to two-family dwellings. At the same time, only a small number of young families with school age children have moved into the area resulting in a continuing decline in school enrollment.

These trends are verified by the following facts:

- a high proportion of people in the 65+ age group compared to the city as a whole;
- a very low proportion of children in the 0 to 14 age group compared to the City as a whole;
- a large number of owner-occupied single-family dwellings, and
- an above average length of time that people have lived in the area.

The intent of the South Calgary/Altadore A.R.P. is to provide for the maintenance of stability in the community by maintaining the stock of family-type accommodation in area. The area will remain a viable community and be better able to maintain stability through the encouragement of:

- a combination of residential conservation, rehabilitation and infill;
- a range of residential dwelling choices;
- revitalized and viable commercial areas; and
- improvement in the quality of open space and recreational activities.

South Calgary/Altadore's role in the Inner City/Inner Suburb area should continue to be one of providing for an environment of low-density residential and local and district commercial uses.

Throughout the review of the following Sections, reference should be made to Figure 1, Sites Requiring Implementation Action.

1.1.1. Residential Land Use

The following sets of policies offer a variety of residential dwelling options to a wide range of potential occupants. However, particular emphasis has been placed on dwelling forms that are family-type accommodation. The intent of this approach is to stabilize the community physically and therefore make it attractive to a wide variety of people.

Conservation and Infill Policy (R-1, R-2 Districts)

The Plan reaffirms the conservation policy of the

Inner City Plan providing for the retention of the existing character and quality of the area through the conservation and rehabilitation of existing housing while allowing for low-scale compatible infill development.

Thus, the existing Single-detached and Low Density Residential Districts of R-1 and R-2 are retained.

R-1 (Residential Single-Detached)

A long rectangular area in the southeast corner of South Calgary/Altadore is bounded generally by River Park (14A Street) on the east, 50th Avenue on the south, 16th Street on the west and steps up gradually eastward until it reaches 38th Avenue on the north. This stable residential area contains single family housing in good condition and will retain the existing R-1 designation.

R-2 (Residential Low Density)

The retention of the majority of the existing R-2 district throughout the area provides for the best opportunity to maintain stability in the community. This district allows for the retention of single-family dwellings, conversion of existing single-family dwellings to two-family dwellings, duplexes and 7.5 metre (25 foot) lot infill development. To ensure compatibility of proposed infill development with existing dwellings a set of design guidelines is outlined. The guidelines would be applied by the Approving Authority in the review of discretionary development permit applications for infill development.

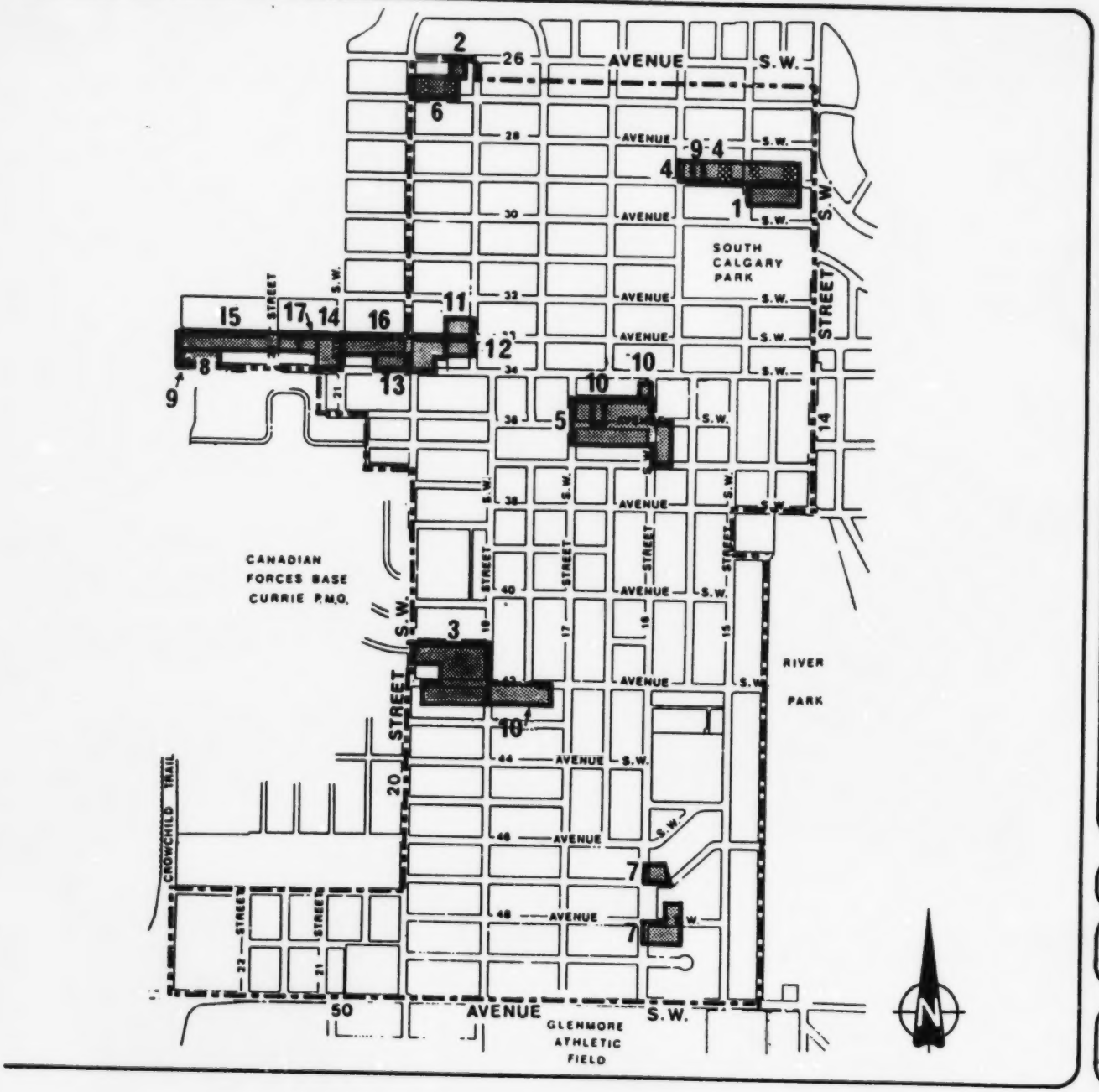
The portion of the half-block bounded by 29th Avenue on the north, the alley behind 14th Street on the east, the alley between 29th and 30th Avenue on the south and 15th Street on the west is redesignated from RM-4 to R-2 because of its built form and compatibility with surrounding uses (Site 1, Figure 1).

Two parcels of land on 26th Avenue on the west side of 19th Street (Site 2, Figure 1) are redesignated from D.C. (RM-2) and R-2 to RM-2 to conform to surrounding uses.

A parcel of land now designated RM-4 between 19th and 20th Streets south of 41st Avenue (Site 3, Figure 1) is redesignated to R-2 to recognize its existing built-form and to ensure continued compatibility with surrounding uses.

Low Density Policy (RM-2 and D.C. [RM-2] District)

The intent of introducing a low density multi-dwelling policy is to encourage an improvement in residential quality and character, as under the conservation and infill policy, while simultaneously allowing for low profile family-oriented redevelopment. In addition to single and two-family dwellings, small multi-dwelling infill projects containing townhouse or stacked townhouse units would be appropriate. Maximum density would not exceed 75 units per hectare (29 units per acre). There are at present no RM-2 districts in this area, but several opportunities to create them are noted below.



SOUTH CALGARY/ ALTADORE

Fig. 1

TITLE
SITES REQUIRING IMPLEMENTATION ACTION

LEGEND

6 Site Number (See Action Required Sections 2.4.2. 3.4.2.)

RM-4(75)

DATE
SEPTEMBER 1986

THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT

0 1/8 1/4 mi
0 200 400m

The area bounded by 29th Avenue to the south, 17th Street to the west, the alley north of 29th Avenue on the north and the alley west of 14th Street on the east (Site 4, Figure 1) is redesignated to RM-2 in response to owner requested as a transitional use between RM-4 to the north and the R-2 to the south. Three sites on these blocks (Site 4, Figure 1, cross-hatched) are to be redesignated RM-4/75 for the same reasons.

An area bounded by 35th Avenue on the north, 17th Street on the west, the alley south of 36th Street in the south and 16th Street on the east plus the half block facing 16th Street between 36th and 37th Avenues (Site 5, Figure 1) is redesignated from RM-4 to RM-2 both because of the present built form and as a transition between RM-4 to the north and east and R-2 to the south.

An existing RM-4 area (Site 6, Figure 1) covering most of the block face on the north side of 27th Avenue between 19th and 20th Streets W. is redesignated to RM-2 to provide a transition between the C-1 and R-2 uses. Two sites in that block (see Site 6, figure 1, cross-hatch) are to be redesignated RM-4/75 for the same reason.

The area immediately north of the C-1 site on 16th Street and 48th Avenue which is presently designated RM-4 should remain so. The areas north of that, across Altadore Avenue and south and east of the C-1 site presently designated RM-4 (Site 7, Figure 1) are redesignated to RM-2 to act as a buffer between the RM-4 in the north and C-1 in the south and the surrounding low density R-1 areas.

Medium Density Policy (RM-4)

The plan will retain the majority of existing RM-4 medium density districts which typically provide for apartment forms of development of up to 148 units/ha (60 units/acre). However, development of a wider variety of housing forms, such as triplexes, fourplexes and townhouses, in combination with specific guidelines to encourage family-oriented accommodation, is also encouraged in these areas. Some of the existing RM-4 Districts were redesignated earlier in this section to other residential designations. Others are redesignated to commercial use and are discussed in 1.1.2 below.

A portion of the south half of the block bounded by Crowchild Trail on the west, 33rd Avenue on the north, 22nd Street on the east, and 34th Avenue on the south (Site 8, Figure 1) is recommended for eventual transition from C-3 to RM-4 to provide for the future redevelopment to a use more compatible with the adjacent uses. Commercial designation is not appropriate given that 34th Avenue has been closed at its west end.

Several sites shown on Figure 1 as #9 and #10 have been placed under Policy Review in order to further determine their most appropriate designation.

1.1.2 Commercial Land Use

The intent of the commercial policies is to clearly establish the extent of commercial areas, while encouraging the provision of a range of local and general commercial uses. These uses would serve the immediate neighbourhood as well as a limited regional population.

The following policies provide for the stabilization and revitalization of the community's commercial areas. These policies are intended to complement and be sensitive to the residential policies noted earlier.

The Inner City Plan policy provides for local commercial development, with primarily an automobile orientation, in the area of 33rd Avenue between 19th and 21st Streets. This area forms part of a larger "commercial centre" comprised of properties on both sides of 33rd Avenue S.W.

The intent of the "commercial centre" is to encourage the development of a revitalized commercial core serving the two communities as well as the traffic using 33rd Avenue. The centre provides for local commercial uses on the north side of 33rd Avenue that would not negatively affect either in terms of mass or scale, the low density residential development across the lane to the north. This involves the retention of the C-1 designations at the west end of the block between 19th and 20th Streets. The RM-4 site at the east end of the same block is redesignated to D.C. with C-1 guidelines (Site 11, on Figure 1) in order to allow for additional guidelines to be required at the time of the redesignation of the site. In addition, the centre provides for general and local commercial uses on the south side of 33rd Avenue which are compatible with the medium density residential to the immediate south. This involves the following land use designation changes:

(a) from D.C. to C-1 on the southwest corner of 33rd Avenue and 19th Street (Site 12, Figure 1);

(b) the portion of the block on the north side of 34th Avenue between 20th and 21st Streets that is now RM-4 to D.C. (C-1) (Site 13, Figure 1);

(c) The eastern portion of the block south of 33rd Avenue and west of 21st Street is redesignated from RM-4 to C-2(12) (Site 14, Figure 1). Either a seniors housing complex or commercial uses would be appropriate on this site.

(d) the extensive C-3 designation along the south side of 33rd Avenue west of 21st Avenue (Site 15, Figure 1) is redesignated C-2(12) to recognize the traffic problems created by a higher density in this vicinity and in order to be more compatible with adjacent uses.

(e) the C-3 designation between 19th and 21st Streets on the south side of 33rd Avenue (Site 16, Figure 1) is redesignated C-3(23) to recognize its present and likely future use and to help maintain a lower density that is more in keeping with the surrounding residential uses.

(f) the C-3 site shown as #17 on Figure 1 has been placed under Policy Review in order to further determine its most appropriate designation.

(g) any other commercial designations in the immediate area are to be retained.

By encouraging a wide variety of commercial uses, these policies will simultaneously be aimed at discouraging commercial redesignations in other inappropriate areas of the community, while still providing adequate commercial opportunities for both the developer and the resident.

There are several C-1 areas in the remainder of the community which serve local needs and will be retained.

1.1.3. Other Land Uses

Direct Control (D.C.)

Those D.C. sites which are considered not to conflict with the intent of the proposed policies for adjacent and surrounding properties are recommended for retention. D.C. sites, which either conflict with the proposed policies of the area around it or have not been developed under the D.C. guidelines, are redesignated, as outlined in previous sections to a district which meets the policy intent of the area.

1.1.4. Open Space, Recreation and School Facilities

At present the South Calgary/Altadore Community is considered to have an adequate rating in terms of the quantity and quality of open space. However, school related open space, which forms a substantial portion of the amount of usable open space area, is a concern in that closure of any of the area schools may result in the loss of the school sites for open space purposes. One school has already been closed (St. Raymond) and Clinton Ford had been on a recent closure list, but has subsequently been taken off.
It should be pointed out that Dr. Oakley Centre does not function as a local school as it provides educational opportunities for gifted children throughout the City. Because of the particular location of the Dr. Oakley Centre and Clinton Ford School, portions of both are needed for adequate distribution of open space in the area. That portion will be no less than 0.5 hectares (1.24 acres) per site. The precise amount and location will be determined at the time the sites are declared surplus by the School Board.

The policies encourage the improvement in the quality of sites, facilities and recreational activities through a program of selective site and facility upgrading. The South Calgary Park site at 30th Avenue and 14th Street is the subject of a community study now underway for that portion of the site where the Kinsman ice arena was previously located.

1.1.5 Transportation and Parking

The Plan retains all the existing roadway designations.

One area where proposed policies may require corresponding new transportation polices is the South Calgary/Altadore portion of the recommended "commercial centre". Dependent on the actual development, certain traffic management schemes such as restricted turns or closures may be required. In addition, restricted commercial access to the lanes between 32nd and 33rd Avenues S.W., is required to ensure that the centre does not have a negative traffic impact on the adjacent conservation and infill and medium density residential areas to the immediate north and west. It should be understood that while these schemes would affect traffic on roads internal to the area, they would have little effect on the traffic volumes on 33rd Avenue.

With respect to low and medium density residential development, experience in other inner city and inner suburban communities indicates that an increase in the amount of the minimum number of parking spaces provided in such developments is necessary to alleviate on-street parking problems. Therefore, the A.R.P. requires a minimum of 1.25 resident parking spaces and 0.15 visitor parking spaces per dwelling unit in RM-2 districts and the provision of 0.15 visitor spaces per dwelling unit in addition to the Land Use By-law minimum in RM-4 districts.

1.2 PROPOSED LAND USE DISTRICTS

As a result of the above policies, a number of redesignations to community land use districts will occur to provide more compatibility between land uses and to eliminate non-conforming land use designations. The resultant Land Use Districts for South Calgary/Altadore are shown on Figure 2.

1.3 DEVELOPMENT POTENTIAL

The following estimates are based on the development of the community to full potential within each of the land use districts and do not reflect likely population trends within the community over the life of the plan.

1.3.1 Population Potential

Full development under the proposed residential policies could accommodate a total theoretical population of 13,105 persons living in 7,260 dwelling units.* This would be an approximate 60 percent increase over the present population of 8,149 living in 4,077 dwelling units resulting in a density of 48.4 units per net hectare (20.2 units per net acre) in the residential portions of the community. However, realistically, a figure considerably below this should be anticipated as being reasonable. City projections put the probable 1994 population of South Calgary/Altadore at about 8,397, given a continued decrease in occupancy rates and a gradual infilling of vacant land in the community.

Additional population could also be accommodated within areas designated for commercial use; however, such a figure has not been included in the above totals due to the fact that commercially designated areas are unlikely to become receptors of a large residential population.

1.3.2. Commercial Potential

Full development under the proposed commercial policies could result in 134,870 m^2 (1,451,784 square feet) of commercial floor space,** compared to the 126,711 m^2 (1,366,104 square feet) presently developed in the South Calgary/Altadore Community; a potential increase of approximately 6.3 percent. Again, as in the case of the residential projections, the actual figure attained is likely to be substantially less than this theoretical estimate.

---

* The following assumptions are made in estimating population potential:

(1) That existing non-apartment structures will be redeveloped to the maximum permitted density;

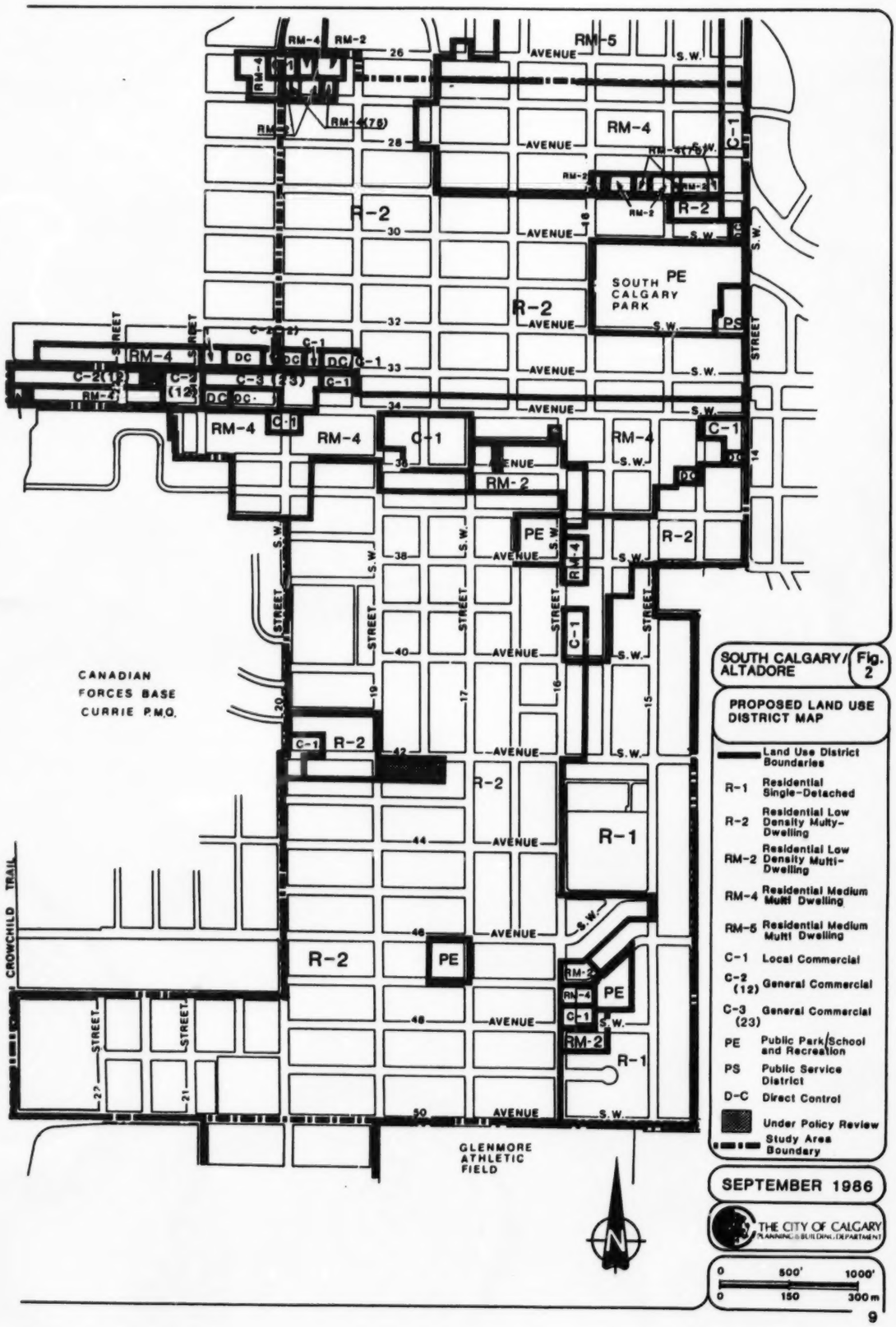
(2) That existing apartment uses do not redevelop; and

(3) That occupancy rates similar to existing rates will occur in new developments.

** The following assumptions are made in estimating commercial floor space potential:

(1) That all sites will be developed to the maximum permitted density; and

(2) That all development occurs as retail/office space with no residential component.


SOUTH CALGARY/ ALTADORE
Fig. 2
PROPOSED LAND USE DISTRICT MAP
Land Use District Boundaries
R-1 Residential Single-Detached
R-2 Residential Low Density Multy-Dwelling
RM-2 Residential Low Density Multi-Dwelling
RM-4 Residential Medium Multi Dwelling
RM-5 Residential Medium Multi Dwelling
C-1 Local Commercial
C-2 (12) General Commercial
C-3 (23) General Commercial
PE Public Park/School and Recreation
PS Public Service District
D-C Direct Control
Under Policy Review
Study Area Boundary
SEPTEMBER 1986
THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT
0 500' 1000'
0 150 300m
SOUTH CALGARY PARK
CANADIAN FORCES BASE CURRIE P.M.Q.
GLENMORE ATHLETIC FIELD
CROWCHILD TRAIL
AVENUE
STREET
S.W.
RM-5
RM-4
RM-2
R-2
R-1
C-1
PE
PS
DC

2.0 COMMUNITY PROFILE

2.1 COMMUNITY HISTORY

South Calgary/Altadore is located on lands that were annexed by the City in 1907 and 1911. Most of the subdivision plans for the area were registered between 1907 and 1914. The first homes, consisting of one-storey cottage-style and two-storey clapboard houses located on 25 foot lots were developed during this time. These homes were widely dispersed throughout the community.

In 1934, Calgary's first zoning ordinance was established. Most of South Calgary was designated for two-family development at that time.

Most of the building in South Calgary/Altadore occurred in the 1950s. Houses from this period were generally one-storey, stucco-bungalows located on 50 foot lots.

Portions of the community were rezoned for three-storey apartments in the 1950s. Apartment and fourplex redevelopment has occurred at a very slow pace since that time.

In the R-2 areas, two trends have occurred:

1. Many bungalows have been converted to two-family dwellings.

2. Some 50 foot lots have been subdivided to create two, 25 foot lots, on which single family infill dwellings have been built.

Some commercial redevelopment has occurred within the community as well. Most of this has been concentrated along 33rd Avenue adjacent to 20th Street.

2.2 Existing Land Use Districts

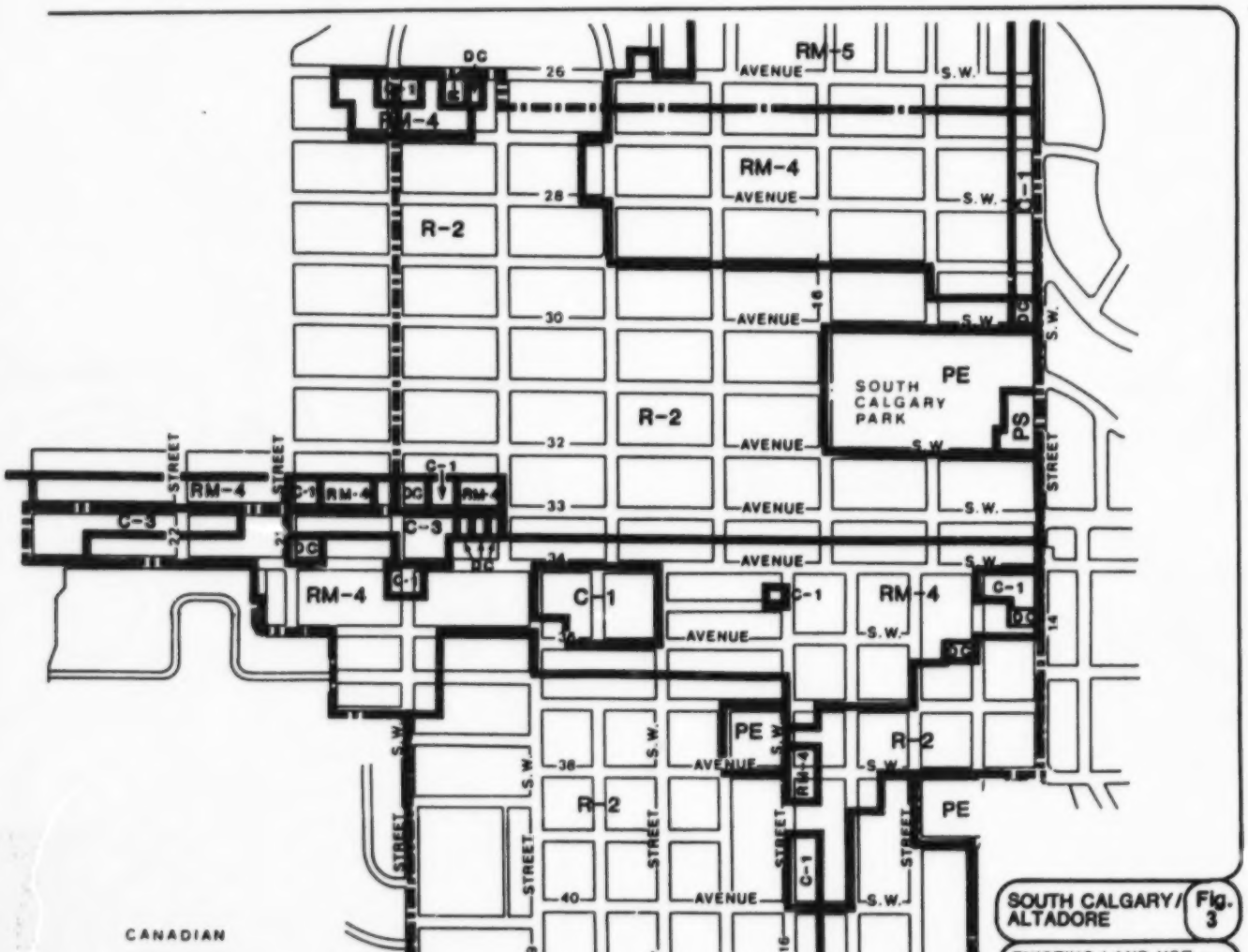
Figure 3 indicates the land use designations which were in place in the area at the time of the A.R.P. preparation.

The majority of South Calgary/Altadore is designated R-2, Residential Low Density District supplemented by one R-1 Residential Single-Detached District located in the southeast portion of the community. These districts are restricted to one and two family dwellings. Medium density residential designations which allow for apartment buildings, including Senior Citizen projects, townhouses and fourplexes, are located adjacent to major and collector standard roads within the area. These districts include the RM-4 Residential Medium Density Multi-Dwelling Districts.

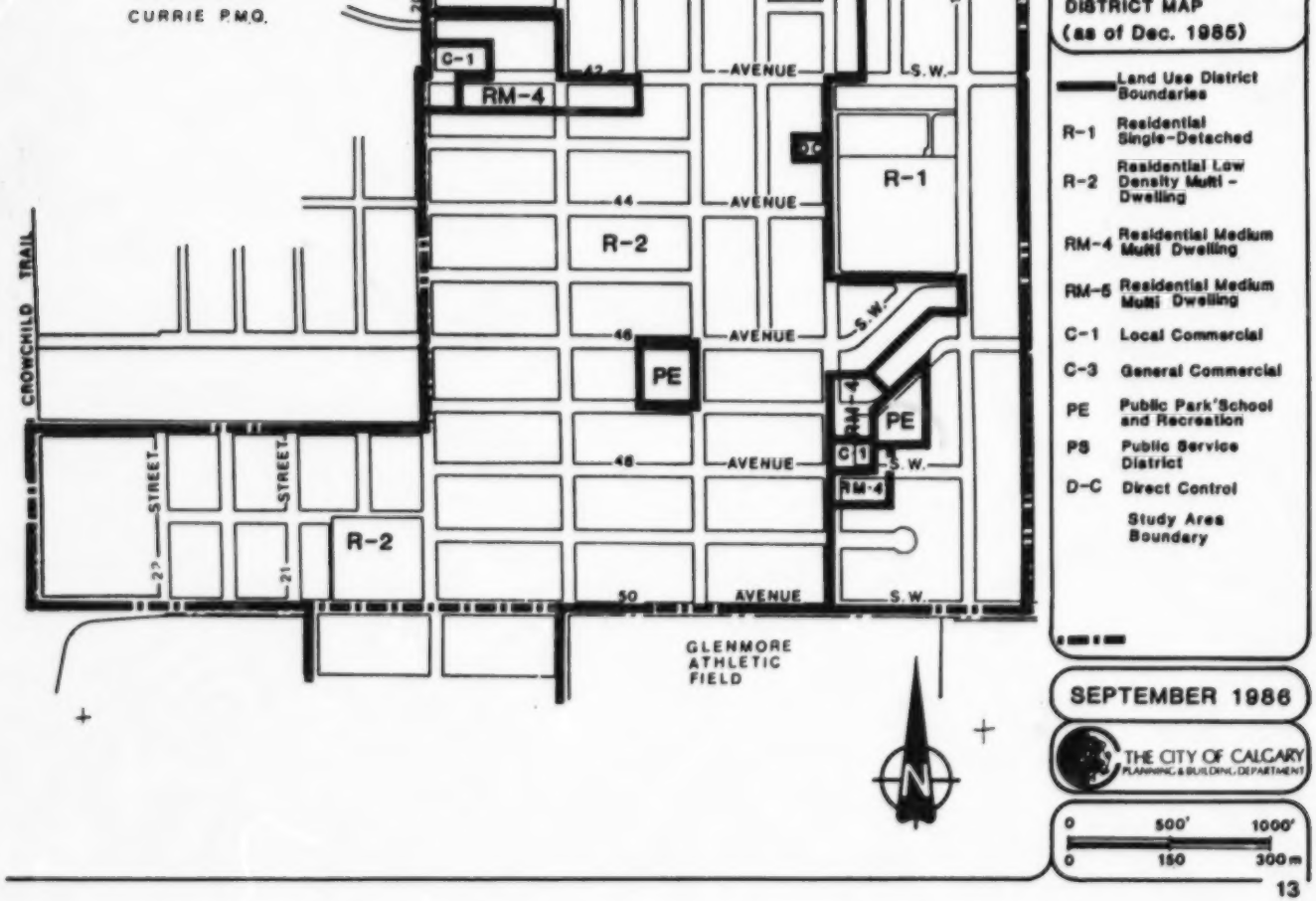
Commercial land use districts include the C-1 Local Commercial District, and the C-3 General Commercial District.

The remainder of the community is designated as follows: four sites are designated PE - Public Park, School and Recreation District. Eight sites are designated D.C. - Direct Control District - with specific uses and guidelines, as indicated in Table 1 and Figure 4.

TABLE 1 - EXISTING DIRECT CONTROL DISTRICTS			
SITE NO.	BY-LAW NUMBER	RECLASSIFICATION/ REDESIGNATION DATES	APPROVED USE
1.	DC 443	1976 August 09	D.C. with R-2A guidelines.
2.	DC 64Z85	1985 September 09	D.C. to accommodate a maximum of 3 dwelling units on the entire site or a child care facility.
3.	DC 29Z85	1985 May 27	D.C. to accommodate a Texaco Service Station.
4.	DC 52	1972 December 04	D.C. to accommodate a bank and medical clinic with C-1 guidelines.
5.	DC 183	1974 March 11	D.C. (C-1).
6.	DC 40Z85	1985 June 17	D.C. (C-1) for offices, retail stores and personal service businesses.
7.	DC 164Z81	1981 September 08	D.C. (RM-1) in addition to RM-1 uses, single-detached, semi-detached and duplex uses by be allowed.
8.	DC 165Z81	1981 September 08	D.C. (R-2) for student residence.



SOUTH CALGARY/ ALTADORE — Fig. 3



DISTRICT MAP
(as of Dec. 1985)

	Land Use District Boundaries
R-1	Residential Single-Detached
R-2	Residential Low Density Multi - Dwelling
RM-4	Residential Medium Multi Dwelling
RM-5	Residential Medium Multi Dwelling
C-1	Local Commercial
C-3	General Commercial
PE	Public Park/School and Recreation
PS	Public Service District
D-C	Direct Control
	Study Area Boundary

SEPTEMBER 1986

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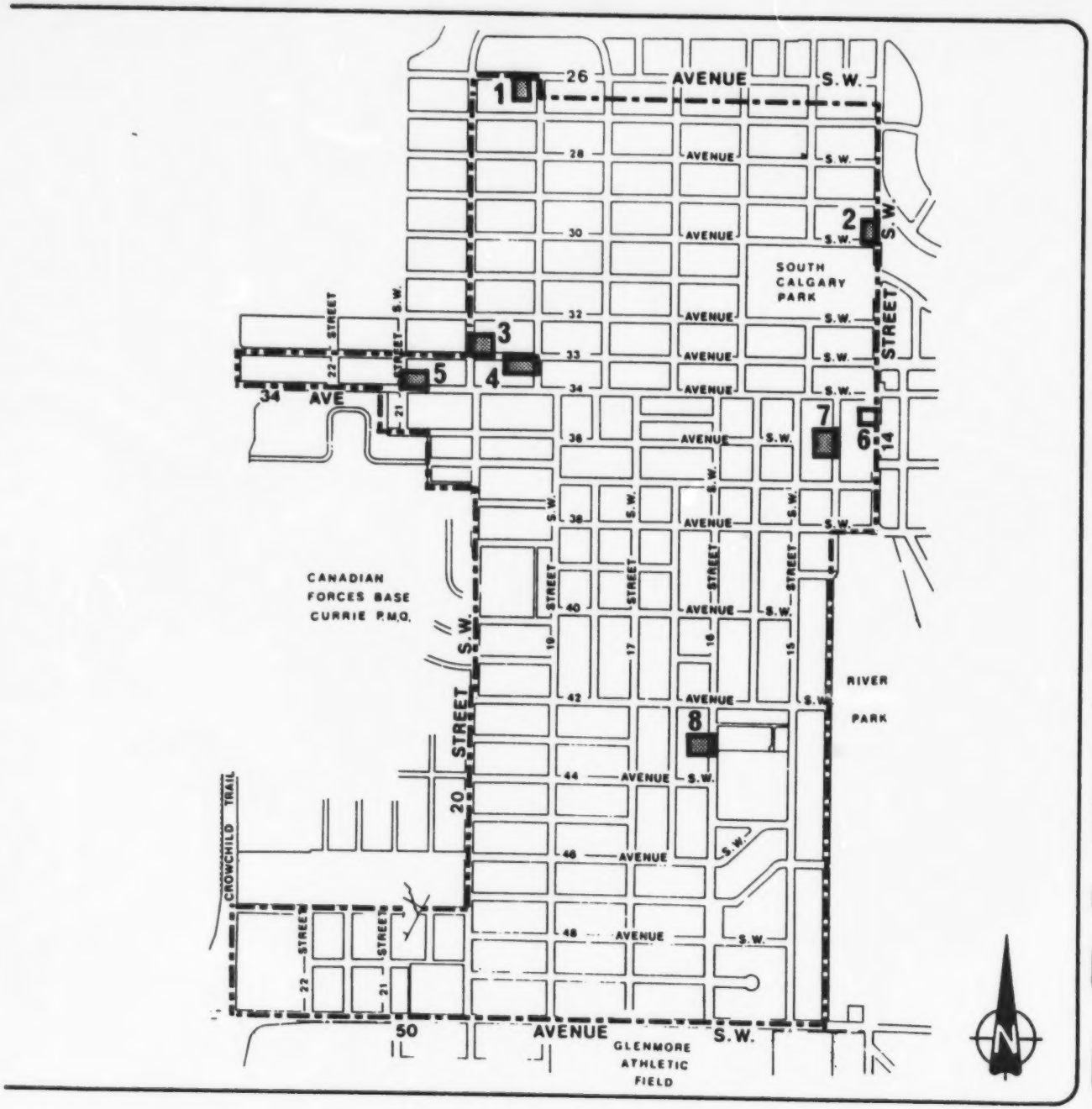
0 500' 1000'
0 150 300 m



SOUTH CALGARY/ ALTADORE

Fig. 4

TITLE
EXISTING DIRECT CONTROL DISTRICTS

LEGEND

DC Site Number (see table 1)

DATE
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0 1/8 1/4 mi
0 200 400m

2.3 EXISTING LAND USE

The land use distribution is illustrated in Figure 5 and the generalized land use pattern is illustrated in Figure 6. South Calgary/Altadore comprises of 267 gross hectares (660 gross acres) of land.

Residential

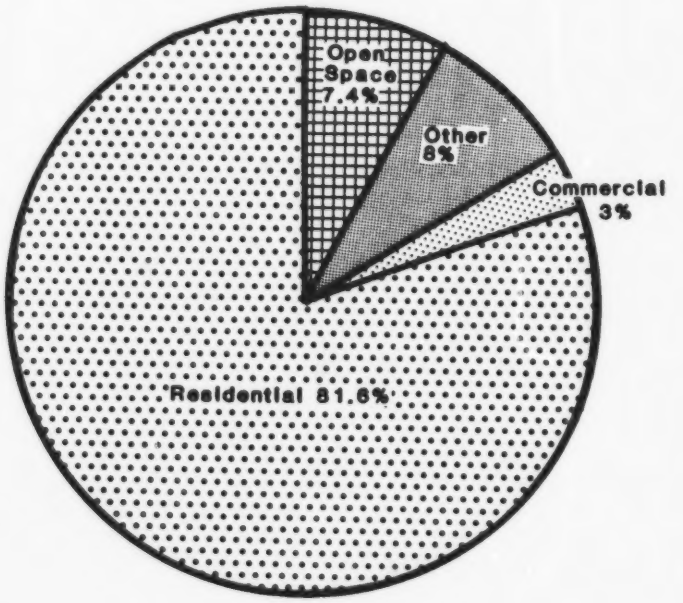
Residential land use is the largest land use component (see Figure 5) and is dominated by single-family and two-family dwellings. There is a small percentage of multi-family dwellings in the community.

Density is calculated on the total area because there are no regional or institutional type uses in this area. The 267 hectares (660 acres) in the area contain a total of 8,149 persons residing in 4,077 dwelling units. This results in a density of 15.2 units per hectare (6.2 units per acre).

Commercial

Local commercial uses, represented by small commercial strips which provide a wide range of personal service, automotive service and retail businesses, are distributed throughout the community. There is one general commercial strip area located along 33rd Avenue containing one and two storey office and retail developments. Other scattered commercial uses exist along 14th Street, 34th Avenue, 16th Street S.W. and 20th Street S.W.

Fig.5 1985 LAND USE DISTRIBUTION*



*does not include roads and rights of way

SOUTH CALGARY/ ALTADORE

Fig 6

GENERALIZED LAND USE

LEGEND

- Predominantly Single Family/Duplex
- Mixed Houses and Apartments
- Predominantly Apartments and Fourplexes
- Commercial
- Open Space
- S Schools
- Study Area Boundary

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0 500' 1000'
0 150 300m

17

Open Space, Recreation and School Facilities

South Calgary/Altadore has four local park/open space sites and five school sites within its boundaries comprising 17.3 ha (42.7 acres) (see Table 2 and Figure 7). This is 5.9 percent of the total land area. In addition, there are 2.6 ha (6.5 acres) of visual relief and urban buffer areas primarily adjacent to roadways. There are two regional parks in the immediate vicinity of the community; Glenmore Athletic Park south of 50th Avenue and River Park and Sandy Beach east of 14A Street. Of the 19.9 ha (49.3 acres) of total open space area, 13.7 ha (33.9 acres), or 68 percent is usable recreational open space. Of this 13.7 ha, 5.2 ha (12.7 acres), or 37 percent, is school yard space. None of the school land is designated PE under the Land Use By-law.

Heritage

Two potential heritage sites have been identified by the Planning & Building Department. These are:

1. King Edward School, 1720 - 30 Avenue S.W., built in 1912. It is very significant both for its architectural and historical importance.

2. The Summers Block, 2715 - 14 Street S.W., built in 1913. Its importance is primarily architectural, although it is rated low in significance.

2.4 DEMOGRAPHIC CHARACTERISTICS

An examination of the population statistics for South Calgary/Altadore reveals several trends:

- o school-age child population is smaller than the City average and slowly declining;
- o as is the case for the rest of the City, the occupancy rate (average number of people per household) is declining for all residential structure types;
- o the proportion of senior citizens is substantially greater than the City average.

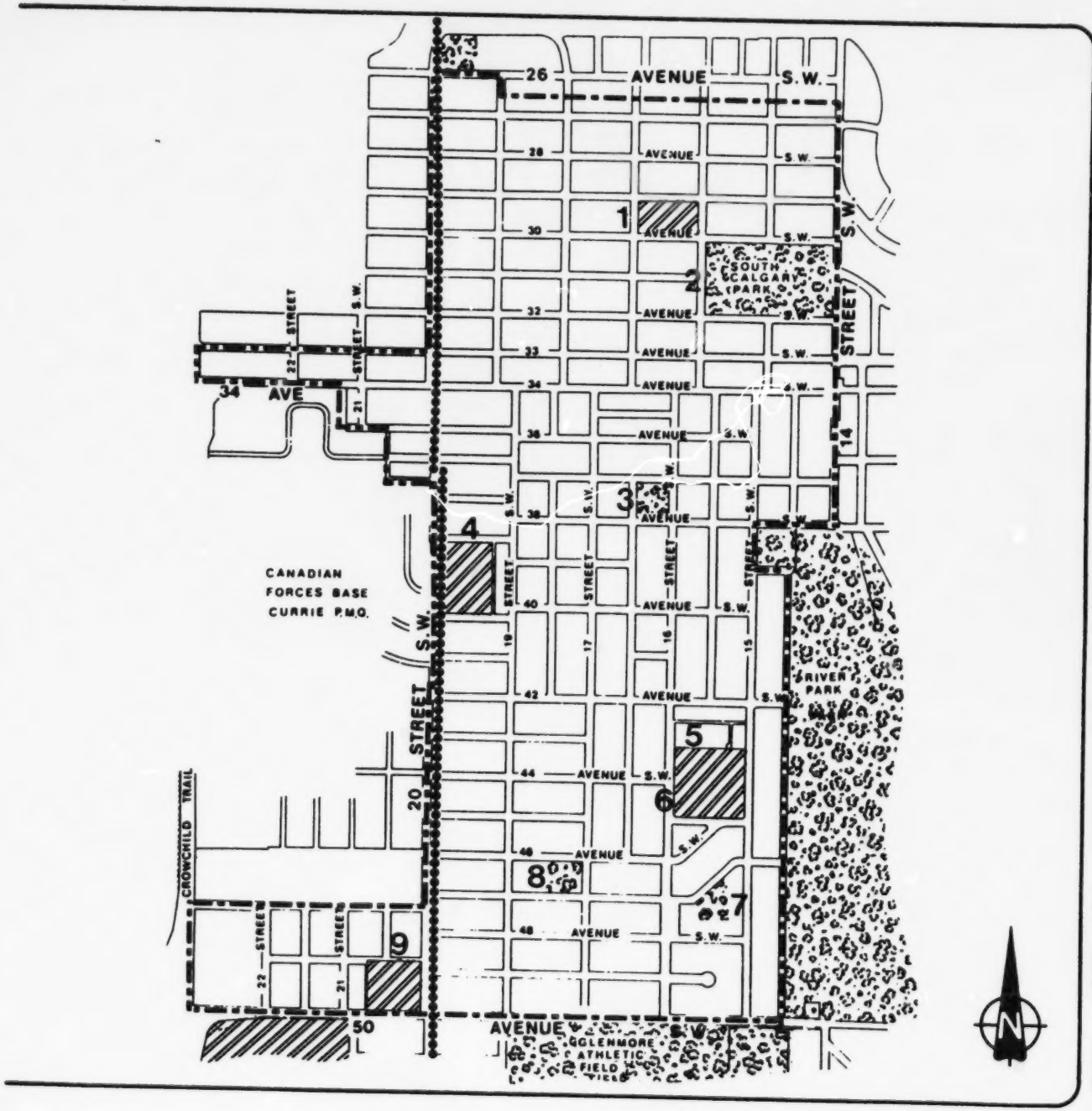
In these trends, South Calgary/Altadore is similar to other inner area communities.

Population and Occupancy Rates

The majority of South Calgary/Altadore was developed in the early 1950's and the population reached its maximum within 10 to 12 years of development. Since that time the population, as in most of the inner area communities, has declined. Available statistics show a drop of 22 percent in the population from 10,500 in 1968 to 8,149 in 1984. Since the number of dwelling units (households) has increased slowly over this period, the decline is clearly due to a decrease in the occupancy rate which dropped from 3.1 people per unit in 1968 to 2 people per unit in 1984. This occupancy rate decline during the past decades is a universal phenomenon attributable primarily to lower birth rates, and in the South Calgary/Altadore case, to children moving out of their parents homes.

TABLE 2 **RECREATION/OPEN SPACE AND SCHOOL SITES**

SITE	LOCATION	DESIGNATION	SIZE	FACILITIES
1. King Edward School	16 Street and 29 Avenue S.W.	R-2	1.3 ha (3.1 acres)	30% open space comprised of children's play equipment and playfield areas.
2. South Calgary Park (Community Lease)	14 Street and 30 Avenue S.W.	PE	6.4 ha (15.8 acres)	Community Association Hall, pool, collapsed arena site, baseball diamonds, field sports area, winter hockey rinks.
3. Altadore Park	16 Street & 37 Avenue S.W.	PE	0.7 ± ha (1.8 acres)	100% passive; landscaping and park benches.
4. Dr. Oakley Centre (Public School)	20 Street and 38 Avenue S.W.	R-2	2.7 ha (6.7 acres)	65% open space comprised of children's play equipment and playfield areas.
5. St. Raymond School (Separate School)	16 Street and 42 Avenue S.W.	R-1	1.4 ha (3.4 acres)	66% open space comprised of children's play equipment and playfield areas.
6. Altadore School (Public School)	16 Street and 44 Avenue S.W.	R-1	1.8 ha (4.5 acres)	60% open space comprised of children's play equipment and playfield areas.
7. Acton Park	South Side Acton Avenue	CR-PE	0.7 ha (1.7 acres)	65% active area; playfield areas.
8. 47 Avenue and 17 Street Park		PE	0.7 ha (1.7 acres)	25% active; 75% passive; mature landscaping; children's play equipment.
9. Clinton Ford (Public School)	20 Street and 49 Avenue S.W.	R-2	1.6 ha (4 acres)	70% open space comprised of children's play equipment and playfield areas.



SOUTH CALGARY/ ALTADORE

Fig. 7

TITLE
EXISTING OPEN SPACE

LEGEND

- Park/ Open Space
- School Yard
- 5 Site Number (see table 2)
- Bikeway

DATE
SEPTEMBER 1986

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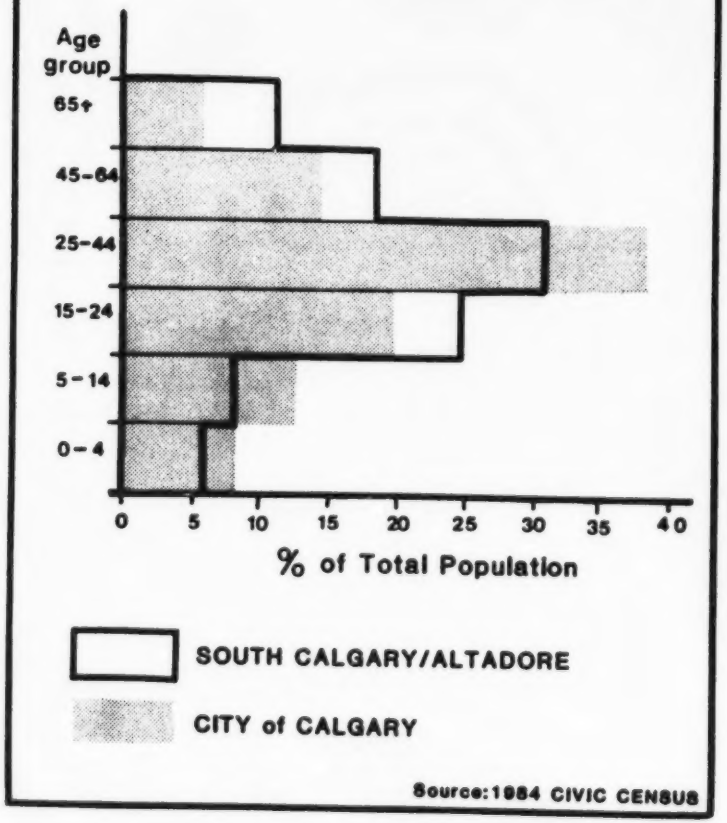
0 1/8 1/4 mi
0 200 400m

Age Structure

South Calgary/ Altadore has a higher proportion of senior citizens and lower proportion of school age children than the City average (Figure 8) while the size of the 25-44 and 44-64 aged cohorts is similar in proportion to the City average.

Over the past 10 years, the number of senior citizens in the community has remained relatively stable. Owing to an actual drop in population in the area, this represents a small increase in the proportion of seniors -- from 9 percent to 11 percent as the total community population has declined. The proportion of pre-school children has increased marginally from 5 percent in 1980 to 5.5 percent in 1984. As with the seniors population this represents a relatively stable population. The number of school age children however, has declined significantly since 1980 when 790 children from the ages 5 to 14 were recorded to the 1984 figure of 560 children.

Fig. 8 AGE PROFILE



Source: 1984 CIVIC CENSUS

Housing Structure and Population

Detached single-family homes are the predominant housing type in South Calgary/Altadore accounting for 42 percent of the dwelling units in 1984 (Figure 9). This is substantially lower than the City average and represents a decline from the 50 percent proportion of single-family detached housing in the community in 1975. The decline is the result of the construction of apartments and the development of suites in single-family homes. These "converted" structures now account for a quarter of the dwelling units in South Calgary/Altadore. The growth in the different types of dwelling units since 1974 is illustrated in Table 3. As shown in Table 4, population accommodated in single-family detached units has declined substantially over the past 10 years, particularly when compared to the other housing types. This parallels the change in occupancy rates and reflects the phenomena of children leaving home and the decreasing family size typical of present day young families.

The level of owner/occupied dwelling units is an important measure of community stability. Table 5 shows South Calgary/Altadore to be quite a bit below (10 percent) the City as a whole.

On the other hand, the South Calgary/Altadore Community Survey results suggests that more than 65 percent of the community residents have lived in the area for more than 5 years. This statistic suggests a stability which many people would like to see strengthened in the community.

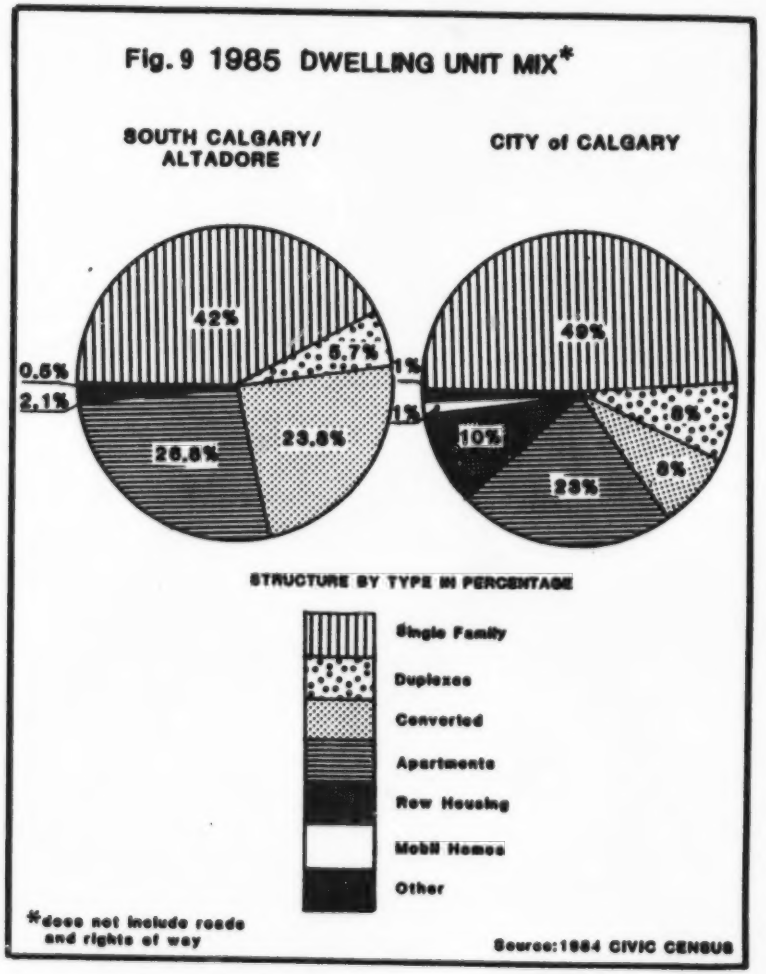


TABLE 3
GROWTH OF DIFFERENT TYPES OF DWELLING UNITS 1976-1984

	1976	1978	1980	1982	1984
Single Family	1826	1807	1778	1711	1714
Duplex	227	242	244	234	232
Converted Structure	768	785	851	976	969
Apartment	851	891	979	1073	1099
Row	0	23	30	45	46
Other	13	16	16	17	17
All Structure Types	3685	3764	3898	4056	4077

TABLE 4
POPULATION BY DWELLING UNIT TYPE - 1976 to 1984

	1976	1978	1980	1982	1984
Single Family	5332	5012	4648	4375	4217
Duplex	576	607	613	602	573
Converted Structure	1583	1559	1681	2022	1566
Apartment	1628	1519	1634	1890	1544
Row		28	62	85	95
Other	111	185	179	166	154
All Structure Types	9230	8910	8817	9140	8149

TABLE 5
PERCENTAGE OF OWNER OCCUPIED DWELLING UNITS

	1981	1982	1984
South Calgary/Altadore	44.1	43.8	46.2
City	55.2	55.7	56.5

2.5 Existing Transportation System

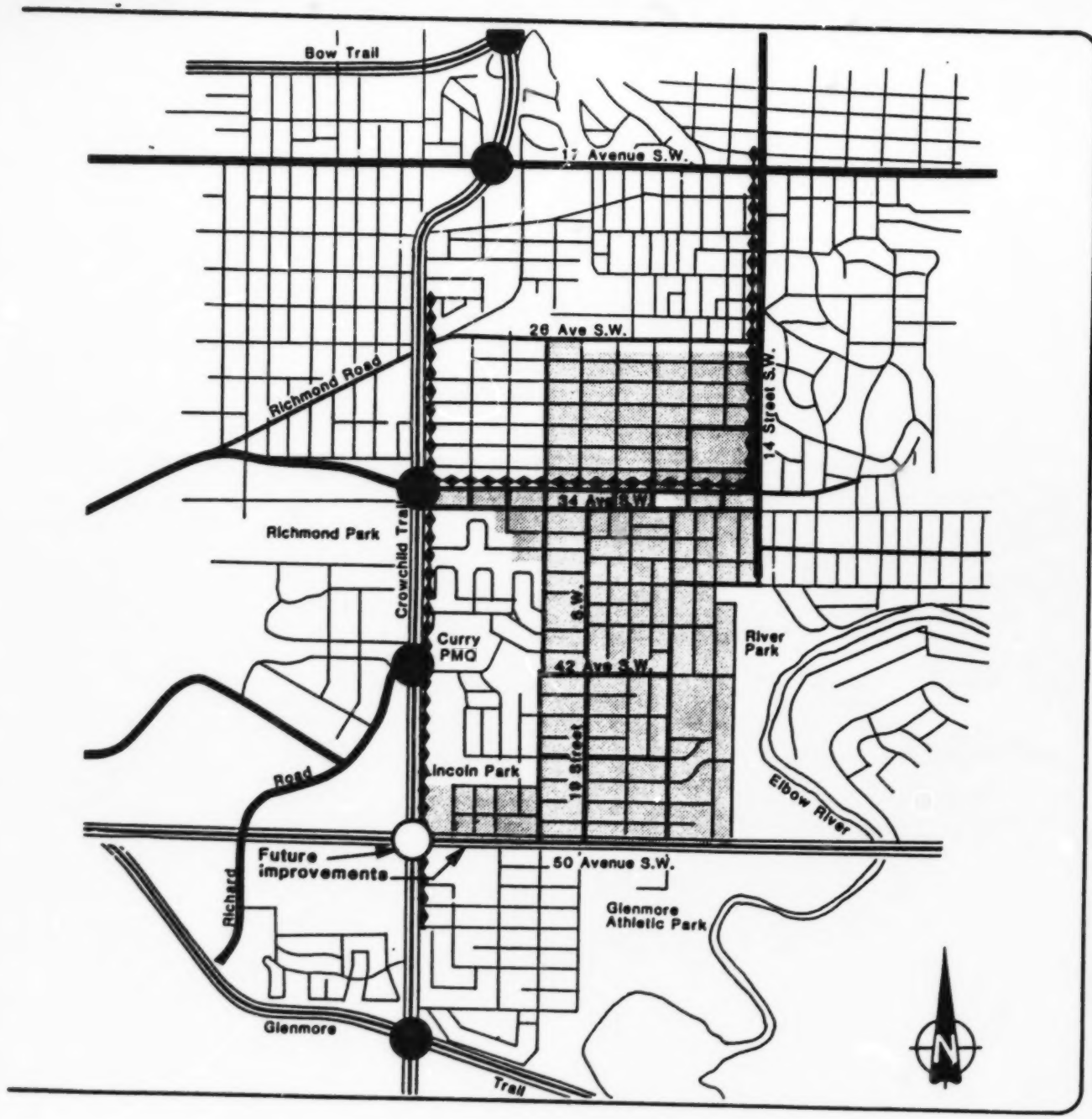
The existing transportation system is shown in Figure 10.

The South Calgary/Altadore area will continue to be served primarily by two mainline downtown routes (Route 7 - South Calgary and Route 13 - Mount Royal). Routes 7 and 107 (peak period only) operate through the communities on 14th Street, 33rd Avenue, and 20th Street S.W. Route 13 operates on 14th Street (south of 36th Avenue), 38th Avenue, 16th Street and 50th Avenue S. Peripheral transit services (e.g., Route 6 and 94 on 26th Avenue, Routes 20 and 73/73 on Crowchild Trail and Route 18 on 50th Avenue S.) provide additional community coverage. All transit routes operate on collector standard roadways or better.

3.0 BACKGROUND TO POLICY FORMULATION

3.1 PLANNING PROCESS

The South Calgary/Altadore A.R.P. was prepared taking into consideration the best interests of the City and the concerns of the community.



SOUTH CALGARY/ ALTADORE

Fig 10

TITLE
TRANSPORTATION SYSTEM

LEGEND

- Freeway or Expressway
- Major Street
- Collector Street
- Local Road
- Truck Route
- Interchange
- Study Area

DATE
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0 1/4 1/2 mi
0 400 800m

Community Planning Advisory Committee (C.P.A.C.)

A C.P.A.C. consisting of representatives from the community was set up to work with the Administration in identifying issues and the community's recommended solutions to them. This Committee met several times over a five month period; sub-committees were formed to examine the specific issue areas of traffic, land use, parks, business revitalization and schools. Recommendations were then made to the Administration from the Committee.

Block Meetings

Several Block Meetings were held in areas where substantial policy or land use designation changes were considered. These were almost entirely in areas where changes were being considered from one residential designation to another. Meetings were held for nine areas in the community.

Community Survey

Some of the statistics and issues brought out in this document were identified through a community survey carried out in three inner city areas in 1983 including the South Calgary/Altadore area. This survey was given to one out of every 10 blocks in the study area and issues and statistics extrapolated from the responses.

Other Interests

The Administration and the C.P.A.C. met with representatives from the 33rd Avenue Business Revitalization Zone to ensure that recommendations in the Plan adequately reflects the desires of that group while keeping in mind the community residents' wishes.

A great number of traffic operations type of concerns were expressed (e.g., crosswalk lights at 33rd Avenue and 19th Street S.W.). These were brought out at a meeting arranged between the Transportation Department and the community. Only those concerns considered appropriate for resolution in an A.R.P. are included in this Plan. All others will be monitored by the community and the Administration and acted upon as warranted.

3.2 ISSUES AND CONCERNS

South Calgary/Altadore Community issues and concerns described in this section are derived from the public participation program conducted from 1982 to 1984 as described in Section 3.1. It includes opinions gathered through an Open House, the Community Planning Advisory Committee, Block Meetings, the Community Survey and discussions with the Community Association.

3.2.1. General Considerations

South Calgary/Altadore exhibits the characteristics and trends which typify those communities that the Calgary General Municipal Plan categorizes as the Inner Suburbs. These characteristics include:

- Predominant land use of R-2 district and composed of small post-war bungalows primarily used as single-family dwellings.

- Pockets of under-developed multi-residential land situated adjacent to major roads or commercial areas.

- Commercial strips designated C-1 or C-3 which are under utilized and primarily auto-oriented.

- Comparatively low population density.

- Age structure which has a low proportion of children and a high proportion of seniors.

Responses to the Community Survey (conducted in October, 1983) depicted trends and characteristics that ran parallel with those from the 1983 City of Calgary Census, namely: the below average population of pre-school and school age children; well above average seniors population; a consistent population decline over the last 15 years, and a high percentage of single-family dwellings, a large percentage of which are owner-occupied.

The survey gave a further indication as to the stability of the population living in South Calgary/Altadore. Fifty-two percent of respondents had lived in the community for 10 years or more, while 30.5 percent had lived there from 2 to 10 years. 84.3 percent of the respondents indicated a willingness to stay in the community. The survey indicated that the five most common responses as to what people like the most about living in South Calgary/Altadore were:

(1) The proximity to Downtown;
(2) The availability of shopping facilities;
(3) The quietness of the neighbourhood;
(4) The availability of parks;
(5) The proximity to place of employment.

The three most common reasons identified for disliking living in the neighbourhood were:

(1) The poor maintenance of houses and property;
(2) Traffic noise;
(3) Inadequate parking.

3.2.2 Land Use Considerations

Residential

Most people felt there was a need to ensure stability in the community. There was a common feeling that through a combination of conservation and rehabilitation of existing low density dwelling units, stability would be enhanced. People were split, however, on the need or desirability for single-family infill dwellings on 7.5 metre lots as desirable in the area. There was an indication that the provision of design/development guidelines would make infill development a more desirable option.

There were many people who felt that the existing multi-family areas provide a good transition

between low density residential areas and busy thoroughfares while allowing for a variety of unit types and building forms.

A strong desire was identified for seniors accommodation in the community, either in their own homes or in a multi-unit development.

Commercial

People were concerned with the location, quality and kinds of commercial uses available in the community. There was an indication of a need to curtail random commercial redevelopment and to clearly define the extent and nature that future commercial development should take. It was felt that there was a need to introduce a recognizable pattern into the 33rd Avenue area through the creation of a strong and attractive commercial centre.

3.2.3 Open Space, Recreation and School Facilities

It was generally felt that the amount of open space provided in the community was satisfactory.

There was concern expressed over the threat to that amount should schools in the area be closed and the land disposed of. The recent closure of two schools in the community, St. Raymond Separate Elementary and Dr. Oakley Public Junior High is not considered a threat to the adequate provision of school facilities in the area by the residents. However, closure of additional schools could jeopardize the accessibility of school facilities to children in South Calgary/Altadore and pose a threat to the attractiveness of the area to families with children. The disposal of the Dr. Oakley or Clinton Ford School site for other purposes would adversely affect open space provision in the community.

It was felt that while the amount of open space is generally sufficient, that a pocket park is desirable in the area of 30th to 32nd Avenue close to 19th or 20th Street.

3.2.4 Transportation

Roads

There is a strong desire within the community to have the "truck route" designation on 33rd Avenue removed. Among reasons noted were the threat to the low density residential nature of a large portion of 33rd Avenue, and residential areas directly to the north and south of it.

3.3 POLICY DIRECTION

The Calgary General Municipal Plan

The approved growth strategy outlined in the Calgary General Municipal Plan (1978) indicates overall directions for change within the Inner City and Inner Suburbs.
South Calgary/Altadore is categorized as an Inner Suburb community in the Plan, with such communities given the following policy direction:

"3.3.6.1 .... It is particularly important that the character and integrity of the inner suburbs be protected. For the most part the inner suburbs are stable areas having a housing stock in good condition. Unwarranted intrusions of inappropriate land uses into these areas should be prevented wherever possible. In specific instances where there may be justification for some change in land use policy, such a change should be investigated through appropriate planning processes such as the area redevelopment plan process."

Residential Land Use

The Inner City Plan recommends two general residential land use policies for South Calgary/Altadore (Figure 11):

(1) Conservation

"The intent within areas designated for conservation is to retain the existing character and quality of the area. These areas should function as stable family residential neighbourhoods. Portions of such areas should be preserved (protected from more intensive development), other parts may accept some new development so long as it respects and enhances the existing fabric of the community."

(2) Medium Low Density

"This density range relates to existing R-2 to R-3 (R-2 to RM-4 under the Land Use By-law 2P80) land use classifications and would allow from 23 to 65 units per net acre. The intent is to provide a variety of housing opportunities with some emphasis on family accommodation. Fifty percent of the units should contain two bedrooms or more and have access to private open space at grade. Building form should respect the character of surrounding buildings. Single family, duplexes, fourplexes, row housing, stacked townhouses and walkups could be built in these areas."

Commercial Land Use

The Inner City Plan categorizes 33rd Avenue S.W. as a "Local Auto Oriented Strip" between 20th and 21st Streets S.W., and recommends the policies shown on Table 6.

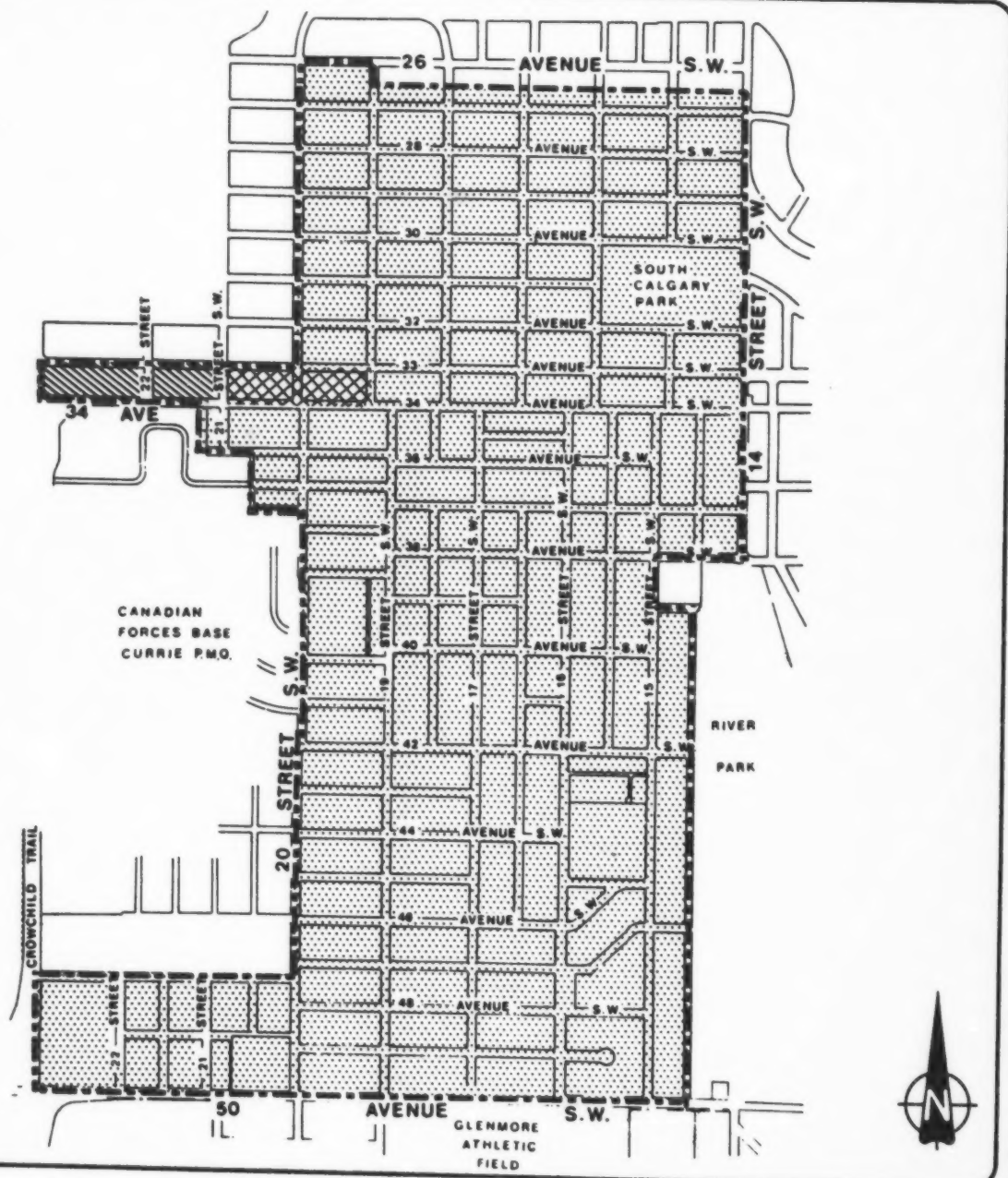
Transportation

Inner City Plan

The Inner City Plan classifies Crowchild Trail, 33rd avenue, and 14th Street south to 33rd Avenue as Primary Thoroughfares (the equivalent of the present terms of Freeway, Expressway or Major Road); 26th Avenue, 33rd Avenue, parts of 16th and 20th Streets, 42nd and 40th Avenues, as a Secondary Thoroughfares (Collector Roads), with the remainder of the community roads as Local Streets.

TABLE 6
INNER CITY PLAN COMMERCIAL LAND USE

CHARACTER	GENERAL GUIDELINES
1. Provision of goods and services catering to the needs of the surrounding neighbourhoods: e.g. o Food stores; o Banks; o Dry-cleaners; o Hardware; o Small shops and restaurants.	1. Parking: o On-street parking not encouraged. o Few public parking facilities required. o Access to parking from the major street, not by means of laneways. o restricted parking on adjacent residential streets.
2. Little sidewalk pedestrian movement or activity.	2. Low intensity land uses.
3. Typical user will stop at only a very few businesses; cars will be parked on site.	3. Very limited residential uses (oriented away from the major street).



SOUTH CALGARY/ ALTADORE

Fig. 11

TITLE

INNER CITY PLAN POLICIES

LEGEND

- Conservation
- Medium Low Density Residential
- Local Auto Commercial

DATE

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0 1/8 1/4 mi
0 200 400m

Crowchild Trail South Functional Planning Study

This study, approved by City Council on December 18, 1978, addressed the upgrading of Crowchild Trail from 11th and 12th Avenue S.W. to Glenmore Trail S.W. The changes that affect the South Calgary/Altadore Community involved:

- Crowchild Trail widening to six lanes between 38th Avenue S.W. and 17th Avenue S.W.

- Construction of an interchange at 33rd Avenue S.W.

All of this work was completed in 1983 as part of Stage 1 of the project. Approved future upgrading affecting this area consist of widening Crowchild Trail to 6 lanes between 38th Avenue and 50th Avenue S.W. if and when growth in Lincoln Park and Strathcona warrants it.

Southwest Roads Study

On June 26, 1979, City Council adopted the following recommendations for roads which would have an impact on the South Calgary/Altadore:

> "That Council adopt the following plans and instruct the Administration to ensure that the right-of-way is protected for them.
>
> .... (b) Richmond Road/33 Avenue S.W. as shown in Exhibit 7 of the Southwest Roads Report and subject to change in the 33 Avenue section in accordance with the decision of Council on March 26, 1979 (OD79-13).